

**HISTORIC AREA
PRESERVATION PLAN
LOCKEFIELD GARDENS**

HISTORIC AREA PRESERVATION PLAN

LOCKEFIELD GARDENS

HA-18 (LG)

A part of the
Comprehensive Plan for Marion County

January 1985

Prepared by:

Indianapolis Historic Preservation Commission
Indianapolis, Marion County, Indiana

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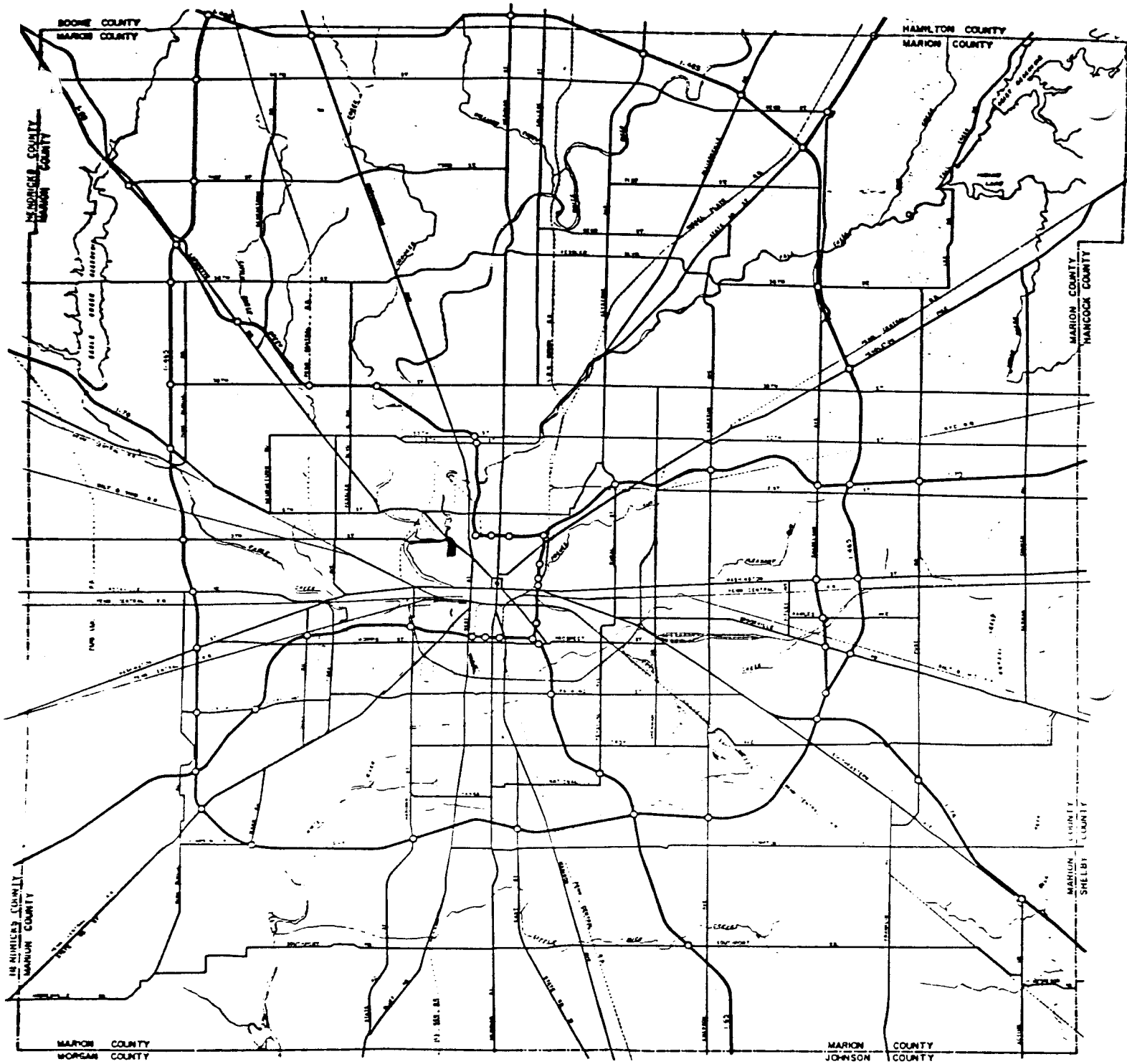
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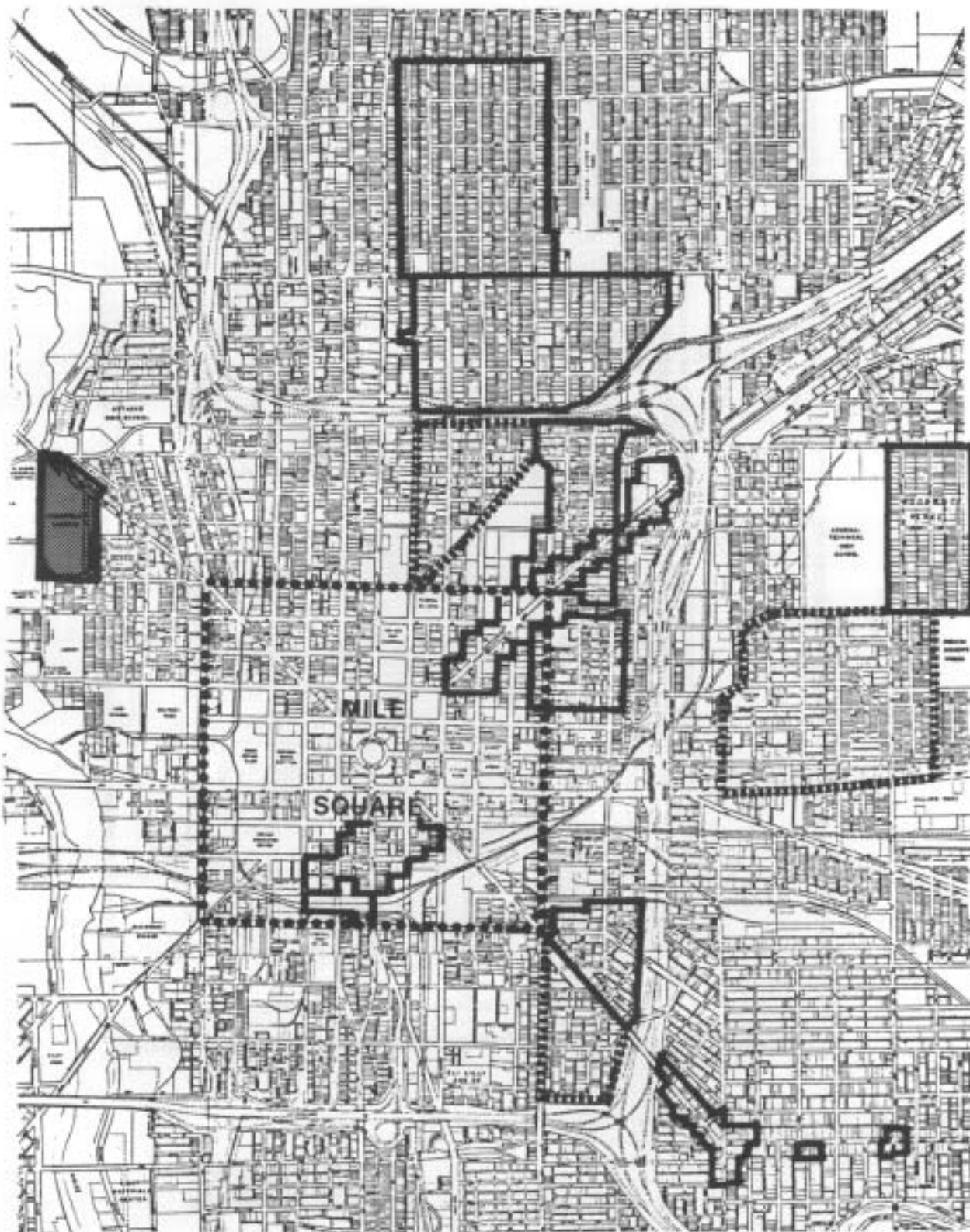
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LOCATION OF LOCKEFIELD GARDENS
WITHIN
INDIANAPOLIS-MARION COUNTY



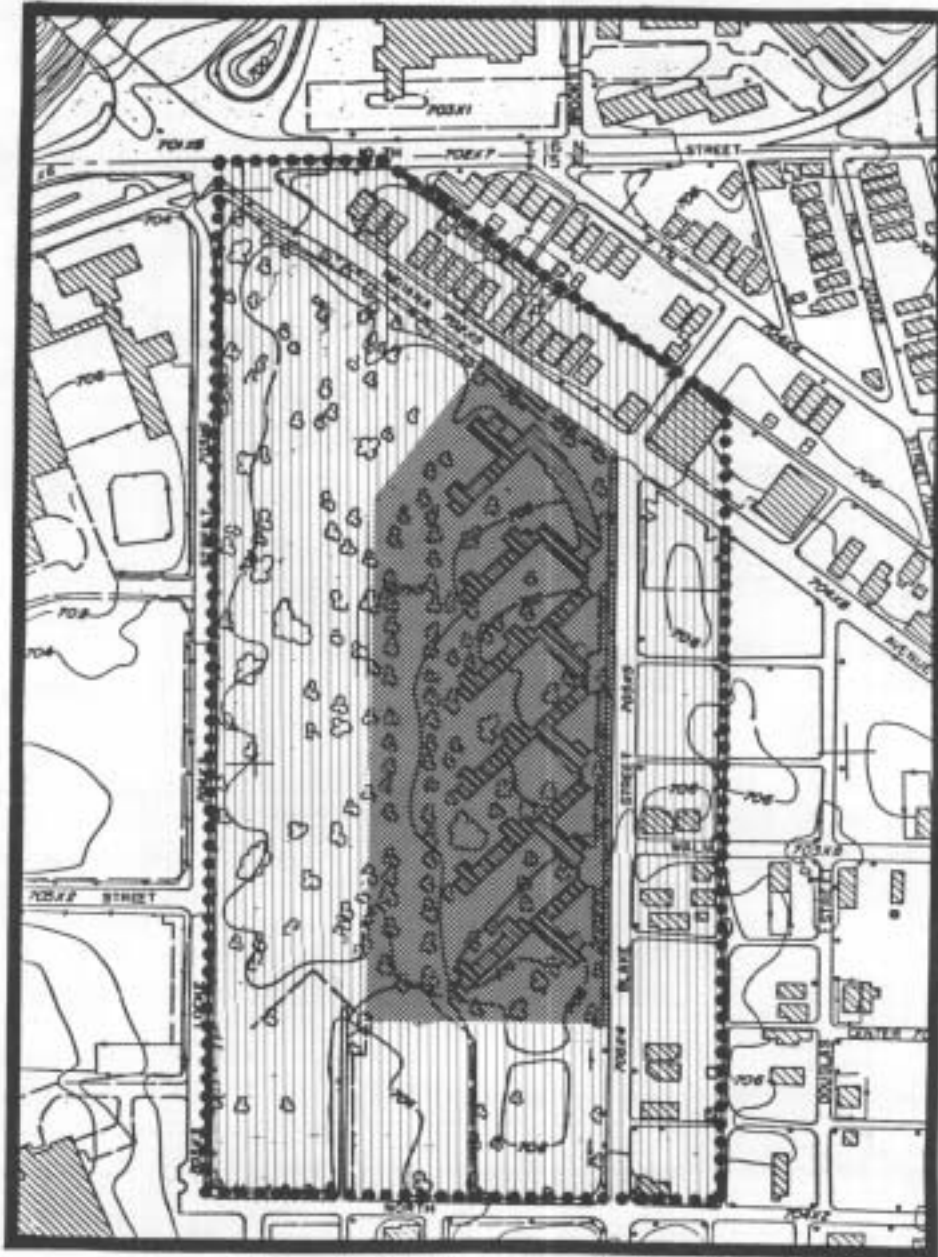


LOCATION OF LOCKEFIELD GARDENS AND OTHER INDIANAPOLIS HISTORIC DISTRICTS



EXISTING HISTORIC DISTRICT

HISTORIC DISTRICT NOMINATION IN PROGRESS



LOCKEFIELD GARDENS PLAN BOUNDARIES

Primary Area



Secondary Area



**LOCKEFIELD GARDENS
HISTORIC AREA**

PREPARED BY
THE INDIANAPOLIS
HISTORIC PRESERVATION
COMMISSION

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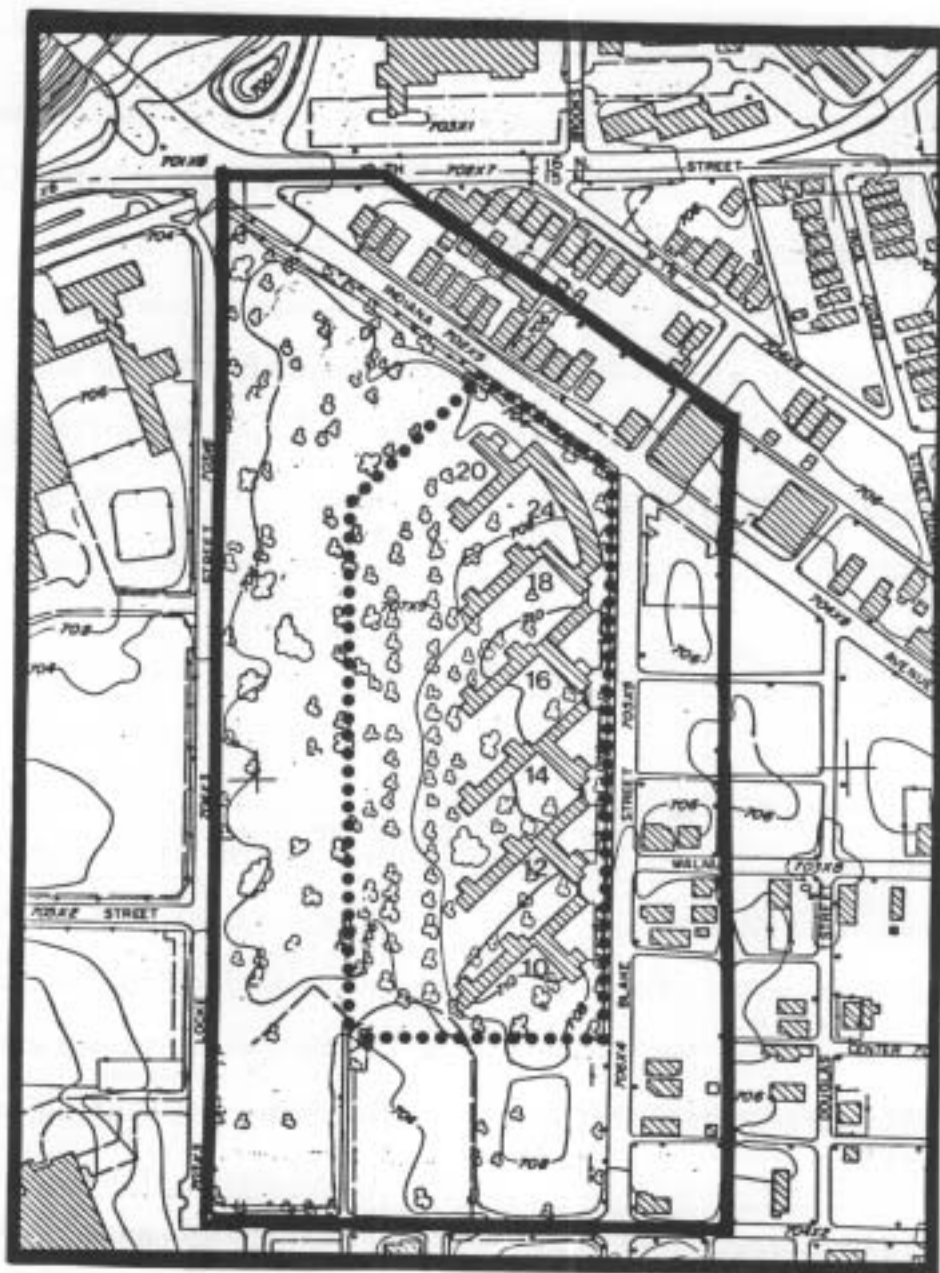


Description of Boundary of the Primary Area

Commencing at a point on the north property line of Lockefield Gardens 563.17' from the point of intersection of the West and North property lines; thence southeasterly along said North property line to the point of intersection with the east property line, 256.17'; thence southerly along the East property line to a point 992.65'; thence westerly along a line perpendicular to said East property line to a point 408.26'; thence northerly 866.66' along a line parallel to the east property line; thence northeasterly 338.84' along a line perpendicular to the North property line to the point of beginning.

Description of Boundary of the Secondary Area

Commencing at the point of intersection of the West and North property lines of Lockefield Gardens proceed along a line perpendicular to the center line of the right-of-way of Indiana Avenue to the intersection with the center line of the right-of-way of Tenth Street; thence east to the point of intersection with the center line of the right-of-way of the first alley North and parallel to Indiana Avenue; thence along said center line to a point approximately 100.0' southeast of the second alley North of Paca Street; thence southerly to the point of intersection of the center line of the R.O.W. of Indiana Avenue and the center line of the R.O.W. of the first alley east of Blake Street; thence proceed along the center line of said first alley to its intersection with the North R.O.W. line of North Street; thence westerly along said R.O.W. to its intersection with the East R.O.W. of the existing Locke Street; thence northerly along said R.O.W. of Locke Street to the point of origin.



BOUNDARIES

National Register Boundary



Historic Area Plan Boundary



LOCKEFIELD GARDENS HISTORIC AREA

PREPARED BY
THE INDIANAPOLIS
HISTORIC PRESERVATION
COMMISSION

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FOREWORD

The Lockefield Garden Plan area is approximately 47 acres located in the northwest quadrant of the Regional Center of the City of Indianapolis roughly circumscribed by the interstate highway loop of I-65 and 70 and its proposed connector, Harding Street. The Plan area is roughly bound by Locke Street on the west, West North Street and Walnut Street on the south, Blake, Bright, and Paca Streets on the east, and by an alley which runs parallel to and one parcel north of Indiana Avenue on the north. The Lockefield Garden Plan area constitutes a portion of Midtown, an historically black community located just outside of, and adjacent to the northwest corner of the original Mile Square plat of 1821. Indiana Avenue, one of the four diagonal streets laid out as part of this plat, runs through the Plan area and served as a focus for the black community as far back as the latter half of the 19th century.

The Plan area's name originated with the construction of the Lockefield Garden Apartments, a Public Works Administration public housing project, in 1935-38. Originally conceived as segregated housing for the city's black population, Lockefield Gardens were part of, and in many ways typical of, programs developing during the Roosevelt Administration's New Deal in response to the need for better housing for the poor. The site plan and building designs reflected New Deal attitudes and Lockefield Gardens had the distinction of serving as a model for, rather than following in the tradition of, other public housing efforts. The plans, by Indianapolis architects William Earl Russ and Meritt Harrison, were distributed to other housing agencies across the country as exemplary of the period's social humanitarian design ideals.

Several features of the site were notable innovations in public housing. The incorporation of an existing public elementary school into the overall design reflected the New Deal emphasis on education as well as making public facilities easily accessible to all classes of citizens. The school also provided recreational facilities for younger children living in the complex. A second distinctive design feature was the use of less than one quarter of the site (22 acres) for buildings. Since it was believed that overcrowded living quarters and a lack of space for children to play led to other social problems, open space (greenspace) and yards were considered essential if families were to improve themselves. The basic configuration was based on a modified version of the Zeilenbau formation. This was a concept in which parallel rows of multiple dwellings are oriented to the sun without regard to the street grid. For Lockefield Gardens, the basic chevron-shaped building units were placed with the apexes pointing north, thus open to the south. This orientation helped the units avoid areas of perpetual shade which the opposite orientation would have created.

Lockefield Gardens remained an energetic focus of the black community until the 1950s when a series of court decisions opened up traditionally white neighborhoods for black settlement. This new freedom of choice in housing locale stimulated a general movement of the more affluent black families out of Lockefield Gardens and the surrounding Midtown area. The pride once lavished by the tenants on Lockefield Gardens was replaced by disinterest and indifference which eventually led to a general physical decay of the complex. Over the years, city, state, and national housing officials have

proposed numerous redevelopment projects to stimulate the area but have been hindered by a lack of available funding. In 1973, the city attempted to address the funding problem through the use of approximately \$9 million of modernization and public housing development funds already allocated to Indianapolis, to revitalize Lockefield Gardens through a program combining rehabilitation, demolition, and new construction. HUD approved the city's plan and efforts to relocate the Lockefield Gardens tenants were initiated by the Indianapolis Housing Authority.

The proposed redevelopment plan hit a major snag in the form of a suit initiated by the Justice Department (with Donny Buckley and Alycia Buckley as intervening plaintiffs) against the City of Indianapolis and the Board of Education in 1968. The suit alleged that the Board practiced de facto segregation in the city's school districts. On August 1, 1975, an injunction was issued banning the construction or development of any housing that would contribute to segregated housing. The injunction was interpreted as forbidding any rehabilitation activities in the Lockefield Gardens complex.

Earlier in 1975, Christopher Owens, then director of properties and planning of the Indianapolis Office of Historic Landmarks Foundation of Indiana, informed the federal Advisory Council on Historic Preservation that Lockefield Gardens appeared to meet the criteria for inclusion on the National Register of Historic Places; which would, in effect, require that any federally funded demolition or renovation be reviewed by the Advisory Council.

The Advisory Council requested that HUD investigate the eligibility of Lockefield Gardens for inclusion on the National Register of Historic Places. The report submitted by the Indianapolis area office of HUD stated that Lockefield Gardens was not eligible for inclusion on the National Register. Because of the conflicting reports received from Historic Landmarks Foundation and the HUD area office, the Advisory Council concluded that a determination of eligibility by the Secretary of the Interior was necessary. The Department of the Interior's Office of Archeology and Historic Preservation determined that Lockefield Gardens was eligible for inclusion on the National Register in March 1976.

The development forces swirling around Lockefield Gardens continued to mount. On June 20, 1980, various city, neighborhood, hospital, and university groups reached agreement on a revitalization plan for the Indiana Avenue corridor. The groups, which included the city, the Midtown Economic Development Industrial Corporation (MEDIC), Indiana University, and Wishard Memorial Hospital, agreed on the demolition of portions of Lockefield Gardens and the renovation of the remaining east bank of buildings. The agreement gave IUPUI and Wishard, which border Lockefield Gardens on the west and south, the opportunity to take portions of the cleared western side of the development and use them for the expansion of their facilities.

Opposition to the demolition, though vocal, could not prevent the demolition. The targeted buildings came down three years later during the summer of 1983. With the land now cleared, the remainder of Lockefield awaits the renovation that will give it a new lease on life in the Midtown area.

The adoption of an historic area plan for Lockefield Gardens is an important step in realizing the rebirth of the area. The principal reason for preparing and adopting a preservation plan for Lockefield Gardens is to protect the surviving historic and architectural character of the area. The protection that the plan affords will assist revitalization efforts in the area. By controlling any further demolition and offering technical assistance with preservation/rehabilitation efforts, neighborhood reinvestment on a broader scale will be encouraged. The Plan will also serve to increase public recognition of Lockefield Gardens and foster awareness of the unique historical and architectural significance of the area.

PRESERVATION GOALS AND OBJECTIVES

The Indianapolis Historic Preservation Commission (IHPC) has undertaken the development of this historic area plan for Lockefield Gardens with certain preservation goals as guiding principles. The primary goal is to preserve the historic character of Lockefield Gardens while encouraging the revitalization necessary to make the area a vital entity in the Midtown area. The plan can help bring this about in the following ways:

By establishing the framework by which the City of Indianapolis and the private sector may preserve, rehabilitate, and restore the historic character of Lockefield Gardens and ensure that future development is compatible with it.

By illustrating the potential of Lockefield Gardens as a viable near-downtown residential area and encouraging its development as such.

By demonstrating that preservation of Lockefield Gardens' historic character will produce a desirable environment in which to live and work, and at the same time enhance part of the heritage of the greater Indianapolis community.

As components of the primary goal of preserving the historic character of Lockefield Gardens, the following objectives would all contribute toward this end. These objectives should be utilized as a guide in the preparation of redevelopment plans by the various neighborhood organizations, preservation groups, city agencies, business affiliations, and private individuals who play a part in the implementation process:

To conserve and sensitively rehabilitate all existing buildings and open spaces that contribute to the historic character of Lockefield Gardens.

To increase public awareness of the value of revitalization through historic preservation.

To encourage sympathetic new construction in the immediate vicinity.

To encourage the establishment of neighborhood oriented businesses.

To encourage the re-use of vacant structures with uses which are compatible with both the building and the historic area.

To improve the physical environment by encouraging landscaping and public improvements which will enhance the area's architectural and historic character.

To foster pride in the area and heighten the Indianapolis community's appreciation of Lockefield Gardens' role.

To discourage further demolition in the Lockefield Gardens area and the construction of surface parking facilities or new structures which would encroach upon, and destructively alter the historic and architectural fabric of the area.



A Note to the Reader:

Throughout the Lockefield Gardens Historic Area Preservation Plan the reader will find the terms "Lockefield Garden Apartments", "Lockefield Gardens", and "Lockefield". These three names are synonymous. The name of Lockefield was coined specifically for the housing complex and has no other associations.



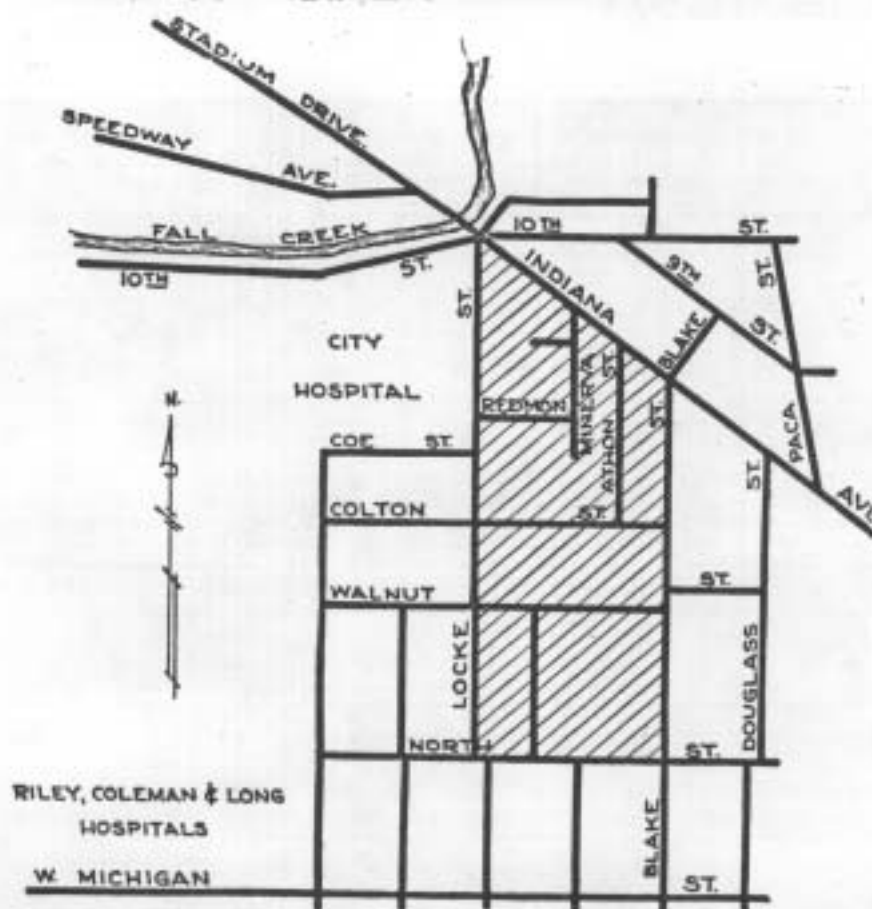
INTRODUCTION

Lockefield Garden Apartments are historically significant in several ways. Their significance lies in the following areas: political history, architecture, and social history. Only a portion of the original complex has survived, but that which remains is a striking reminder of the pioneer efforts to provide low-cost public housing with a significant site plan.

POLITICAL SIGNIFICANCE

Lockefield Garden Apartments were constructed between 1935 and 1938 as Project #H-1601. The project was undertaken by the Housing Division of the Federal Emergency Administration of Public Works and the Advisory Committee on Housing of Indianapolis. The purpose of the project was three-fold: it provided jobs in the sluggish construction field, cleared

WHERE GOVERNMENT WILL BUILD HOUSES.



Location of the Indianapolis project of the Federal housing program is shown in the above sketch, prepared by D. E. Whitesell, draftsman in the city plan commission.

The shaded section shows the blocks in which the low-cost housing structures will be built.

All streets within this section have been vacated by recent action of the Board of Public Works.

The section is bounded by Indiana avenue on the north, Blake street on the east, Locke street on the west and North street on the south.

Indianapolis Star, September 7, 1934.

the area of substandard housing, and replaced it with new public housing exclusively for low-income blacks in the city.

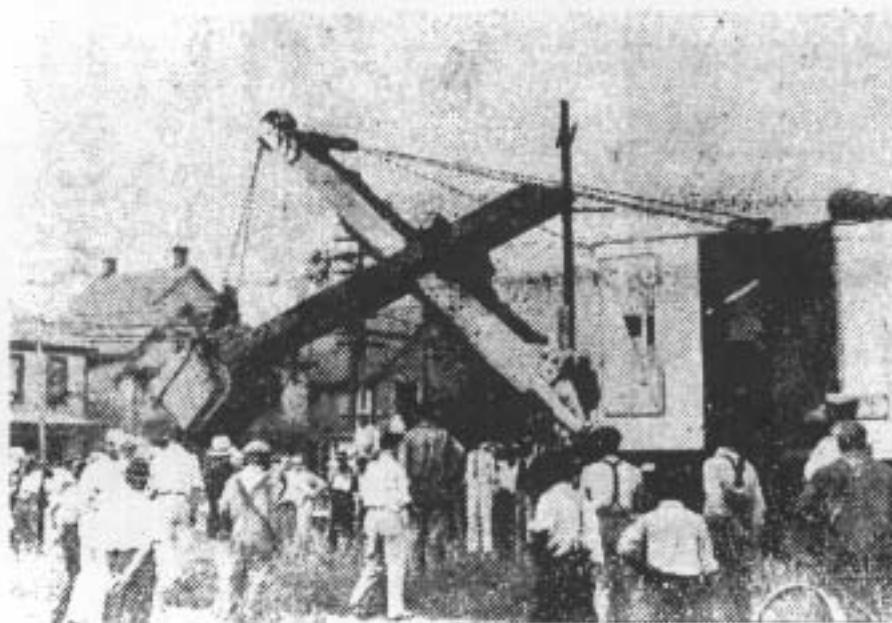
As originally constructed, the Lockefield Garden Apartment project occupied an area bound by Indiana Avenue on the north, Blake Street on the east, North Street on the south, and Locke Street on the west. Of the 363 residential structures that were demolished in 1935 to make way for the project, only one house was described as being in good condition at the time. The majority of them were determined unfit for human habitation.¹ The buildings were leveled, and a superblock was created. The only building left standing in the superblock was the 1879 William D. McCoy Public School (P.S. #24), at 908 West North Street. Demolished in 1977, this school had been the convenient neighborhood school for the project. Emphasis was placed on the project being a social welfare venture to promote the "abundant life" philosophy of the New Deal administration and the "combatting of slums and their effect on American life."² The slum clearance and construction work created approximately 9,000 part-time jobs for building-trade workers³ — nearly a third of the nation's jobless were in the construction industry.⁴



Site of Lockefield Garden Apartment project before construction, c. 1934.
Indiana Division, Indiana State Library.



"Slums Demolished on Site of Lockefield Gardens".
United States Housing Authority Photo #6235. May, 1934.
Indiana Division, Indiana State Library.

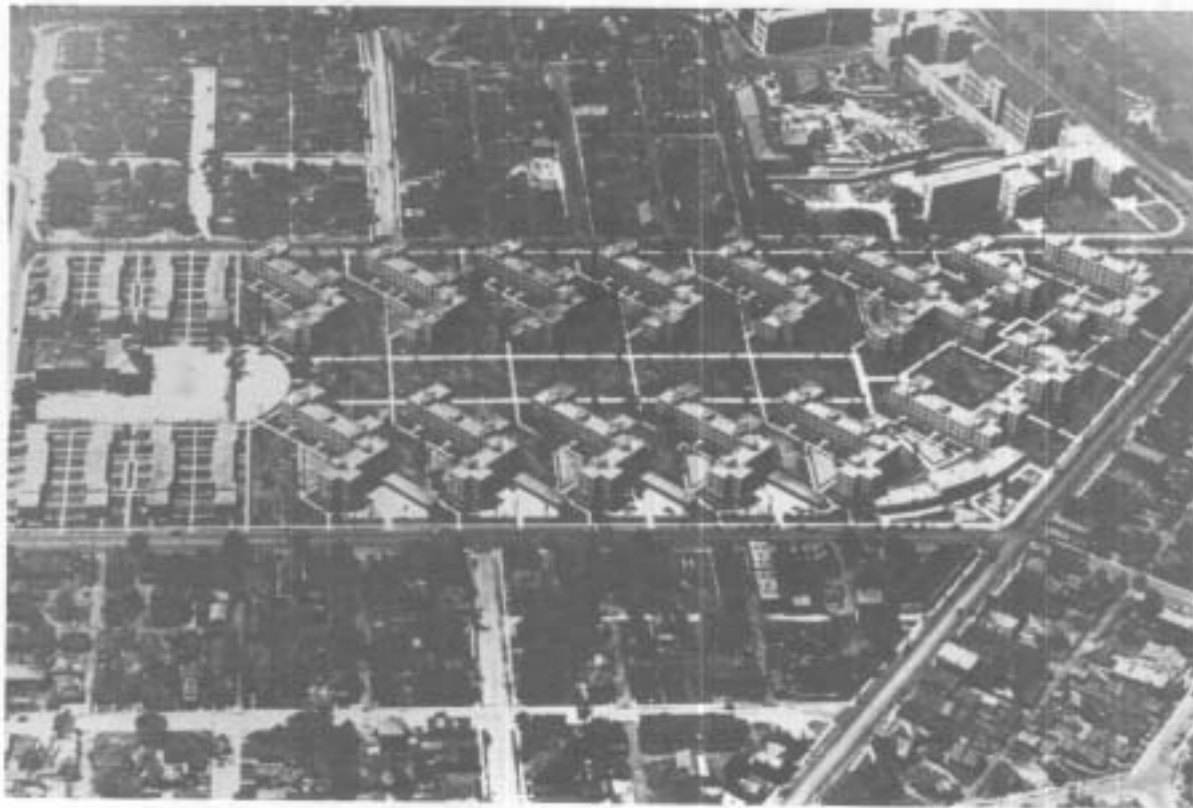


First shovel of dirt being scooped for the construction of Lockefield Garden Apartments. Indianapolis Star, August 1, 1935.

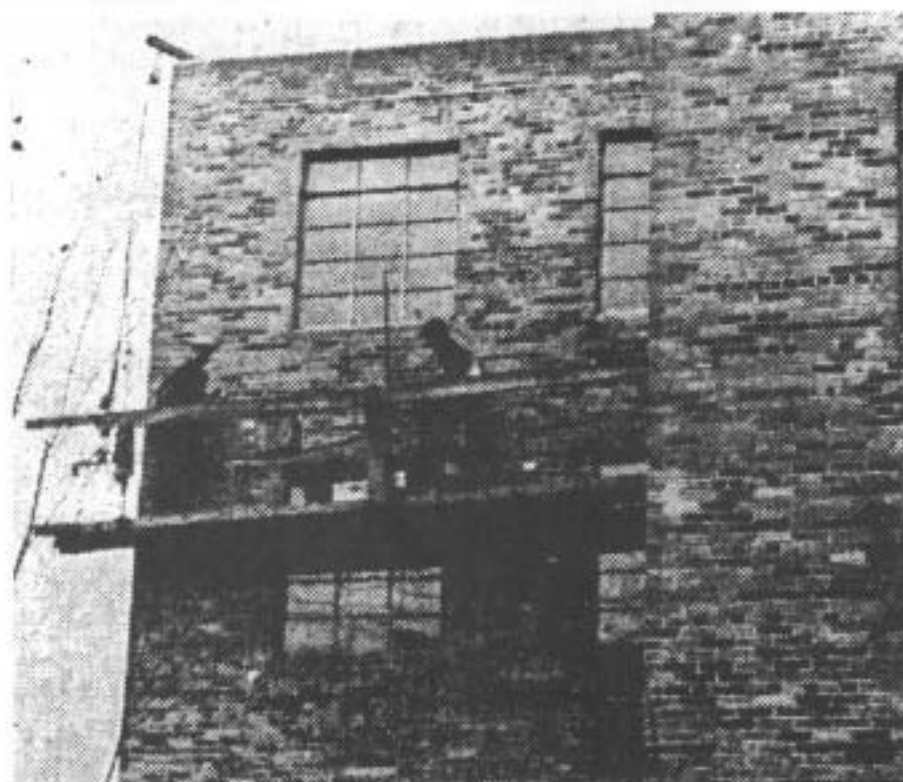
The Lockefield Garden Apartment project is significant as one of America's first group of federally initiated, funded, and supervised peacetime housing projects. In fact, Lockefield served as a model for those that followed. It was a divergence from previous housing projects which consisted of small "subsistence homesteads" built by the government and later purchased by the tenants.⁵ Lockefield served as a model for other housing projects because the plans were distributed to other housing agencies across the country.⁶

Low-cost housing was an important issue championed by Harold Ickes, Director of the Public Works Administration (PWA) during the Great Depression. Despite the director's enthusiasm, he was thwarted by critics, including the director of the Federal Housing Administration, James Moffett. Moffett believed that Ickes' program for low-cost housing would wreck the mortgage market "and undermine the nation's real estate values."⁷ Lockefield was a controversial issue in Indianapolis. It was not supported by Indiana congressmen who were opposed to the idea of "the government going into business in competition with private enterprise."⁸

Lockefield was the eighth housing project opened by the Public Works Administration,⁹ and one of only two built in Indiana. Lincoln Gardens in Evansville, started June 1936 and opened July 1, 1938, was also a slum-



"Lockefield Garden Apartments, Indianapolis, Indiana.
Project #H-1601, Landscaping Aerial Photo #D, Elev. 2,200 ft., July 15, 1937.
United States Housing Authority Photo".
Indiana Division, Indiana State Library.



"WPA Masons Caulking Walls of Lockefield Gardens Project". Indianapolis News,
January 17, 1938.

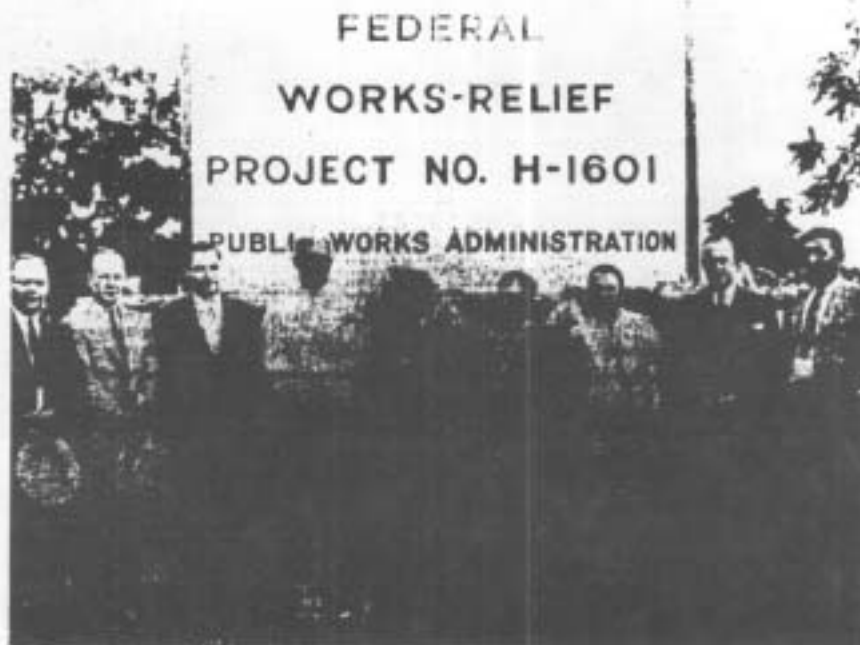
clearance and public housing project for blacks. Although Lockefield was completed in June 1937, it was not open for occupancy until February 16, 1938.¹⁰ The delay was caused by moisture damage resulting from structural cracks in the walls. The apartments included heat, hot water, and electricity. The rents were originally set at the following rates:

3 Room Apartments	- \$20.80 to \$23.80 per month
4 Room Apartments	- \$25.30 to \$28.30 per month
3 Room Penthouse Apartments	- \$24.45 to [omitted] per month
4 Room Group Houses	- \$27.10 to \$30.10 per month ¹¹

To qualify as a Lockefield resident, the renter had to be black and have an income sufficient to pay the rent and provide for other living expenses, but not to exceed five times the rent of the Lockefield apartments. Families with total weekly earnings from \$12.50 to \$35.00 were encouraged to apply. On January 21, 1938 the rents were reduced by \$2.10 in each apartment.¹² By September 1938, all of the 748 units at Lockefield were occupied and a waiting list of 471 certified families was reported.¹³

Lockefield Garden Apartments were constructed by the N.P. Severin Company of Chicago at the approximate cost of \$3,000,000. The project consisted of 748 units in twenty-four reinforced concrete buildings with brick exterior walls. Fifteen of the chevron-shaped structures were three-story walk-ups with attached four-story sections, sited obliquely to the street grid. At the northeast

corner, facing the corner of Blake Street and Indiana Avenue, is a one-story commercial wing. Two sections of four parallel two-story, rectangular buildings were located at the southern portion of the site. The buildings covered 20 percent of the twenty-one acre site.¹⁴ The project takes its name from Locke Street which was the western boundary of the site. The street was named in honor of Erie Locke, a city councilman representing the area in the 1860s and 1870s. "Field" was added to Locke to reflect the openness of the project's site and give the project a bucolic image.



"GROUND BROKEN FOR \$3,000,000 U.S. HOUSING PROJECT AS NOTABLES WATCH.

These high officials of the Federal government, the state and the city took part in the ceremony starting construction of the \$3,000,000 low rent housing project on Indiana avenue yesterday. Left to right: William H. Trimble, president of the advisory housing committee; Clarence E. Manion, state NEC director; Edward H. Foley Jr., director of the PWA legal division; Governor Paul V. McNutt, Col. H. B. Hackett, first assistant to PWA Director Harold L. Ickes; Forrest M. Logan, state PWA director; Mayor John W. Kern, Clarence McDonough, PWA chief engineer, and Micheal W. Straus, PWA public relations director". *Indianapolis Star*, August 1, 1935.

ARCHITECTURAL SIGNIFICANCE

The Lockefield Garden Apartments project is significant for its architectural design and plan. This plan and design provided residents with decent, safe, sanitary, and uncrowded dwellings at a low cost. It incorporated accessible public facilities; including thirteen play areas, four larger playgrounds, an elementary school, shops, and an aesthetically landscaped mall.



"Sun, Fresh Air and Safe Play Spaces in Lockefield Gardens".
United States Housing Authority Photo #L, October, 1937.
Indiana Division, Indiana State Library.

Christopher Owens, former director of Properties and Planning for Historic Landmarks Foundation of Indiana (HLFI), described the amenities provided in Lockefield Gardens:

Individual building and apartment designs were also given careful consideration. Large windows provided ample light, and all apartments had cross-ventilation; no room lacked an outside exposure or faced a wall. Materials were easy to keep clean; tile baths, linoleum floors in kitchens, and hardwood floors in other rooms. Modern plumbing, electric lights, and electric stoves and refrigerators were provided in each apartment; community facilities included laundries, social rooms, storage space, and incinerators. Since most families moved from substandard housing, Lockefield Gardens represented a substantial improvement in living conditions. Open space, light and cleanliness were considered important ingredients in a family's efforts at self-improvement.¹⁵

The following is a summary of the architectural significance of Lockefield



Looking northwest through Lockefield Gardens — central mall in foreground.
900 Indiana Avenue.
IHPC photo, 1977.

Garden Apartments. This edited article was written by Phillip T. Warren and appeared in Black History News and Notes — a publication of the Indiana Historical Society.¹⁶ Of note is the fact that Warren resided at Lockefield from 1966 to 1976.

On September 2, 1975, James E. Armstrong, Indianapolis Area Director of the Department of Housing and Urban Development (HUD) began a series of correspondence with U. S. Department of the Interior (DOI) officials at the Office of Archeology and Historic Preservation. Armstrong was seeking to learn the status of Lockefield Garden Apartments as a national landmark.¹⁷ As part of this effort, he described Lockefield in the following manner:

The building design typified government housing structures of the New Deal Era and is a prime example of the craftsmanship of the period. The project, with its Ivy League campus setting, the community, [and] its architectural design and construction is superior to most new apartment complexes, public or private.¹⁸

Following a study by the Department of the Interior, Lockefield Gardens was declared eligible for listing in the National Register of Historic



"Grassy Courts and Open Spaces in Lockefield Gardens".
United States Housing Authority Photo #86-L, July 1, 1937.
Indiana Division, Indiana State Library.

Places on March 19, 1976.¹⁹ Jerry L. Rogers, a National Park Service Office of Archeology and Historic Preservation official, noted that "based on...research and discussions with architects and architectural historians, it is our opinion that Lockefield Garden Apartments is of at least state and possibly national significance." Lockefield was under consideration for designation as a National Historic Landmark.²⁰

A key issue in the Department of Interior's assessment was the role of high ranking Public Works Administration (PWA) architects in the planning of Lockefield. As the Department's report stated, the original building plans for the project had been submitted by Indianapolis architects William Earl Russ and Merritt Harrison. It is thought, however, that their design was modified by PWA staff architects. [Their original site plan was revised by architects of the PWA Housing Division, who created the mall and the chevron-shaped apartment buildings.]²¹ This revision according to the report, "enhances the importance of Lockefield Garden Apartments design since it suggests that this project reflects to a high degree the thinking of the PWA hierarchy."²²

Among the housing experts consulted by the Department of the Interior were Walter Teare, an architect who worked at Lakeview Terrace, Cleveland, Ohio,

a similar housing project of the same period; and Richard Pommer, an architectural historian who had studied PWA housing projects extensively. Placing Lockefield Gardens' significance in the overall history of American housing design, Teare reflected that:

...it is an excellent example of a very early and important phase of housing planning in the U.S. ... In the years between World War I and the American Depression, great strides had been made in the planning of housing in Europe and Britain, with entirely new principles of functional site planning and architectural design... The European movement had shown the concern of those governments for improved housing conditions. In the U.S., architects were anxious to contribute to a similar advance in housing techniques and concerns.²³

Teare compared Lockefield favorably to many of the other fifty PWA housing projects built between 1934 and 1937. "In my opinion Lockefield Garden Apartments is one of the better [sic] of these projects." He continued:

Its site plan is open, most of its buildings are oblique to the surrounding streets, and it combines a number of building types — two-story rowhouses, three-story apartment buildings, and a few four-story... The buildings are well oriented for sunlight, for the V-shapes are open to the south and avoid areas of perpetual shadow which the opposite orientation should have created. The diagonal relationship to the streets gives interesting views, while tending to minimize street noise, a technique used in several other well-known projects of the period.²⁴

Pommer's appraisal of the Indianapolis apartment complex also stressed its European influences as well as its pioneering role among PWA housing projects:

Lockefield Gardens is...significant as one of the first examples in the United States of 20th Century European techniques of site planning for public housing on a large scale, specifically the technique of the so-called Modern Movement. It is a modified version of the Zeilenbau formation, developed in Germany in the 1920s by such masters of modern architecture as Walter Gropius and Otto Haesler, by which parallel rows of multiple dwellings are oriented towards the sun without regard to the street grid. Only one other housing project of the period in America, the Williamsburg Houses in Brooklyn...adopted this layout, which [later] became widespread in this country.²⁵

The Lockefield Garden Apartments project was extensively published in the 1930s and 1940s as an approved model for PWA housing.²⁶ Alfred Fellheimer, A.I.A., a technical consultant to the PWA, used photographs and plans of Lockefield to illustrate "Planning American Standards for Low-Rent Housing" in *American Architect*.²⁷ As a prominent architect and co-designer of the Cincinnati Union Station (1929-1933), Fellheimer's endorsement was very important.

In summarizing the importance of Lockefield Gardens, those involved with the historic evaluation cited the exemplary quality of its design and construction as key factors that give the landmark structure lasting value. According to architectural historian Pommer, "Lockefield Garden Apartments is still significant for its high standards — higher than most later public housing — of dwelling space, open space, coverage and density and sound construction. It can serve as an instructive model for architects today."²⁸ The Department of Interior's report added to that assessment. Indianapolis' first public housing apartments, it noted, "perhaps more than any other PWA or subsequent Federal housing project, achieves the goal of the U.S. government to provide humane, high quality, sophisticated low-cost housing. Lockefield Garden Apartments established the standards for subsidized housing."²⁹



View of Lockefield Gardens complex from an airplane.--Aerial Photo by Robert Lavelle.
The Indianapolis News, April 26, 1978.

SOCIAL SIGNIFICANCE

The Lockefield Garden Apartments project is of significance as a landmark in the black community. Throughout its existence Lockefield served as the home of black families in the city and reflected public policies toward blacks.

The New Deal marked a turning point in Government policy toward blacks. Lockefield is an example of this change in public policy. Of great importance was the concern of prominent New Dealers in the status of blacks.³⁰ New Deal policies often broke the color barrier. Roosevelt appointed blacks to more important positions than they had ever held,³¹ and black causes were championed in particular by Mrs. Roosevelt and Harold Ickes,³² who served as Roosevelt's Secretary of the Interior and Director of the PWA. Ickes also had been president of the Chicago NAACP. As a New Dealer, Ickes created a new post of director of "Negro economics" and hired blacks in his department. He also gave blacks "a large share of the new housing in his slum-clearance projects,"³³ of which Lockefield is an early example.

Lockefield is also an example of Ickes' hiring policy to enfranchise black Americans. Ickes feared "that local politicians would waste money on useless projects when they did not pilfer it",³⁴ and made it his policy that Lockefield and other PWA projects were under his control rather than under local supervision. His plan emphasized "that no local politician would be allowed to operate the apartment complex [and that] no politician would be allowed to suggest who should be selected as renters."³⁵ Originally it was announced that the PWA would "appoint one of its own employees, a non-resident of the state, to act as manager of Lockefield upon completion."³⁶ The PWA appointee would "be entirely free of any political connection."³⁷ Ickes did, however, appoint local people to the Lockefield staff in 1937. It is significant that all the appointees were black. Lionel F. Artis assumed his position as housing manager in February 1937. Artis, a life-long resident of the city, was well qualified to hold that post. A graduate of the University of Chicago, he had "wide experience in civic and social work in Indianapolis."³⁸ Before Lockefield he was the assistant secretary of the Senate Avenue YMCA, a black "Y" located in the Midtown area. Artis served as manager until 1969 and was one of the most important black leaders in the city. "As a member of the old Indianapolis Board of Health and Hospitals, Artis was the first Negro to be appointed to a policy-making municipal agency in Indianapolis."³⁹ The members of Artis' staff were also qualified blacks, several with professional ties to Crispus Attucks High School.⁴⁰ Ickes appointees were important in that blacks were appointed to responsible positions in a project planned to assist the black community, as part of Ickes affirmative hiring policy.

Another aspect of the New Deal housing program was that it supported and strengthened residential segregation. The United States Housing Authority, which succeeded the PWA in administering public housing "financed separate projects for the two races."⁴¹ Although Lockefield, in retrospect has been viewed as a segregationist tool, it also must be seen as one of the New Deal's tangible benefits for the black community in Indianapolis. Lockefield was built as segregated housing for blacks, and it was the only public

housing project built in the city during the New Deal; there was no corresponding project built for poor whites.

Lockefield was a step forward for Indianapolis blacks. The "entire city should acknowledge reverently its good fortune" was the sentiment of R. L. Baily, a prominent black attorney speaking at the Lockefield ground-breaking ceremony. Baily also noted the long step that had been taken toward better living conditions and described the project as "another monument to national loyalty and devotion. It also will bring joy and comfort to the...average wage-earner of color by affording him an available modern, fire-proof, decent, comfortable and sanitary place of abode at a low rental."⁴²

Lockefield was a great contrast to the type of housing previously available to low income black families. The contrast overwhelmed one original tenant to describe it as "one of the best things that's happened for colored people since the time of Abraham Lincoln."⁴³



"Site of Lockefield Gardens Housing Project".
United States Housing Authority Photo #6234. May, 1934.
Indiana Division, Indiana State Library.

Lockefield became a source of pride in the Indianapolis black community. The project permitted blacks in low-income groups to live comfortably and "retain their self-respect."⁴⁴ To live in Lockefield was considered to be an honor. Aside from meeting the government requirements of one year city residency, low-income, and previous substandard housing, prospective tenants were checked for "credit ratings, past relations with landlords, and family history. Each home [of the prospective tenants] had been visited at least once."⁴⁵ The first family to become a tenant of Lockefield was that of Rev. George Martin, Sr., "a Baptist evangelist." Their wish was that "all our folks could have a fine place like this."⁴⁶

Ready to Move Into New Home



"READY TO MOVE INTO NEW HOME, First tenants will move into the Lockefield Garden Apartments next week, W. T. Wilhite, rental superintendent, said today. Mr. Wilhite is taking a group of prospective tenants into a five-room apartment". Indianapolis Times, February 11, 1938.



Lockefield Garden Apartments, c. 1940.
Indiana Division, Indiana State Library.

Lockefield became a showplace in the black community. Its location on Indiana Avenue, the center of black social and cultural life, helped to generate commercial activities there. The twelve shops provided by the Lockefield design also augmented the commercial district.

Although Lockefield has not survived as it was originally completed and inhabited, it remains a symbol of the hope and progress of that first generation of Indianapolis blacks which took residency there. That generation enjoyed the improved quality of life offered by the efficient apartments, the playgrounds, the mall, and the sense of community at Lockefield.



Aerial View of Lockefield Garden Apartments in 1948.
Indiana Historical Society Library.

EPILOGUE

The late 1950s and 1960s were the beginning of the decline of the Indiana Avenue area, and with it Lockefield Garden Apartments project. Court decisions in the 1960s ended housing restrictions that legally separated residential areas along color lines. With open housing, more black families moved from the Indiana Avenue or Midtown area. The area lost its cohesiveness and stability. Lockefield also suffered during this general decline. "The pride once lavished on the complex gave way to disinterest and eventually led to a general decay."⁴⁷

Although the federal government wanted to turn Lockefield over to the City in the late 1930s, Lockefield remained under a project administered by the Public Housing Authority (PHA) until 1964. The Housing Authority of the City of Indianapolis (HACI) was not created until 1947, a decade after the completion of Lockefield. The original purpose of the HACI was to provide housing for veterans. In 1952, HACI was disempowered because "it was the general opinion at the time that private builders could supply all the necessary low income housing needed here."⁴⁸

In 1956, the PHA wanted to divest itself of Lockefield. The PHA proposed to sell it either to the City or to a private group. The black community requested that the City buy Lockefield to keep it from being sold to a private group.⁴⁹ The City refused to buy it and the PHA maintained ownership until the City bought it in 1964. That year the HACI was resurrected and it took possession of Lockefield with the idea of using it as public housing for forty years.

In 1968, the HACI unsuccessfully applied for HUD funding to renovate the project.⁵⁰ HACI applied for funding again in 1973 to redevelop Lockefield through a demolition, rehabilitation, and new construction plan. The proposed plan called for the razing of the chevron-shaped buildings.⁵¹ At this time the complex was dilapidated and almost empty.

HACI was the cross-defendant in *The U.S. vs. The City of Indianapolis*. In this 1975 desegregation case, U.S. District Court Judge S. Hugh Dillin ruled that the placement of HACI public housing projects within the Indianapolis Public School territory had a "major influence toward keeping black students confined within IPS."⁵² This practice was ruled to be contributing to the de facto segregation of public schools. Dillin ruled, "Furthermore, HACI should and will be enjoined from reopening Lockefield Gardens, a public housing project which is now vacant, to tenants other than the elderly."⁵³

The following year, 1976, the Department of the Interior declared that the Lockefield Garden Apartments project was eligible for listing in the National Register of Historic Places. There followed several years of consultations, proposals, and studies involving the HACI, IHPC, Department of Metropolitan Development, Historic Landmarks Foundation of Indiana, the U.S. Department of Housing and Urban Development, the Advisory Council on Historic Preservation and other interested parties. Lockefield was closed in 1976.

In 1980, a compromise was reached between the City, Midtown Economic Development Industrial Corporation (MEDIC), Indiana University, and the Health and Hospital Corporation. These groups agreed to work as partners in the revitalization of the Midtown area which included the redevelopment of Lockefield. The City agreed to assist MEDIC in seeking funding for the implementation of this Action Plan for Revitalization of the Midtown Area.⁵⁴ This redevelopment program included the demolition of all the Lockefield buildings with the exception of the six apartment buildings along Blake Street. The surviving buildings, identified as numbers 10, 12, 14, 16, 18, 20, and 24 on the boundary map in the Foreword, were placed on the National Register of Historic Places on February 28, 1983. Demolition began in the summer of 1983. Today the western and southern portions of the Lockefield site are cleared of buildings.



Demolition of Lockefield Garden Apartment buildings along Locke Street.
Indianapolis News, John Gentry, August 4, 1983.

HISTORY NOTES

¹"Leaky Walls Dried, Lockefield Gardens Now Wins Tenant Praise as 'Heaven'," Indianapolis Star, March 15, 1938.

²"U.S. to Start Housing Units; 3 Million Cost," Indianapolis Star, September 7, 1934, p. 1.

³"Ground Broken for \$3,000,000 U.S. Housing Project as Notables Watch," Indianapolis Star, August 1, 1935.

⁴William E. Leuchtenburg, Franklin D. Roosevelt and the New Deal, 1932-1940 (New York: Harper Colophon Books, 1963), p. 134.

⁵"U.S. to Start Housing Units."

⁶"Slum Project to Open Today," Indianapolis Star, July 31, 1935, p. 1.

⁷Leuchtenburg, p. 186.

⁸"U.S. to Start Housing Units."

⁹"Few Slum Families Able to Rent in Federal Units Like Lockefield Garden," Indianapolis Times, May 5, 1937.

¹⁰"Living Quarters Displayed Proudly by Tenants in Lockefield Gardens," Indianapolis Star, February 28, 1938.

¹¹Lockefield Garden Apartments (Indianapolis, 1938), p. 4.

¹²Ibid.

¹³"Lockefield Gardens 'Out' Only \$31 In Rent," Indianapolis Star, September 3, 1938.

¹⁴Letter, Jerry L. Rogers to Robert Garvey, February 4, 1977, IHPC, Lockefield Notebook. Garvey was the Executive Director of the Advisory Council on Historic Preservation.

¹⁵Christopher Owens, "Statement of Significance: Lockefield Garden Apartments," n.d. IHPC, Lockefield Notebook.

¹⁶Phillip T. Warren, "Lockefield Gardens: Showcase PWA Housing," Black History News & Notes, November, 1978, No. 7, pp 2-3 and 11.

¹⁷Letter, James E. Armstrong to William J. Murtaugh, January 19, 1976, Indianapolis Historic Preservation Commission (IHPC), Lockefield Notebook. Murtaugh was Keeper of the National Register of Historic Places (NRHP), National Park Service (NPS), Department of the Interior.

¹⁸Letter, James E. Armstrong to Jerry L. Rogers, January 19, 1976, IHPC, Lockefield Notebook. Rogers was Acting Director, Office of Archeology and Historic Preservation, NPS.

¹⁹Letter, Jerry L. Rogers to Robert Garvey, February 4, 1977, IHPC, Lockefield Notebook.

²⁰Ibid.

²¹Alfred Fellheimer, A.I.A., "Planning American Standards for Low-Rent Housing," American Architect, CXXXXVI (Feb., 1935), pp 12-28.

²²National Park Service, "Lockefield Garden Apartments," Washington, 1977. This statement was attached to the February 4, 1977 letter from Rogers to Garvey, cited above.

²³Letter, Walter G. Teare to William Lebovich (NRHP), January 31, 1977, IHPC, Lockefield Notebook.

²⁴Ibid.

²⁵Letter, Richard Pommer to William Lebovich (NRHP), February 6, 1976, IHPC, Lockefield Notebook. Pommer was Professor of History of Architecture at Vassar College.

²⁶"Planning American Standards for Low-Rent Housing," American Architect, CXXXXVI (Feb., 1935) pp 12-28, (the basis of much later work,); Architectural Forum (Dec., 1937) pp 497; George Herber Gray, Housing and Citizenship (New York, 1946), pp 25; Urban Housing: The Story of the PWA Housing Division 1933-1936 (Federal Emergency Administration of Public Works, Bulletin No. 2), Washington, 1936, pp 92-93; M. Straus and T. Wegg, Housing Comes of Age, New York, 1938, pp 206-207.

²⁷Fellheimer, pp 13-15.

²⁸Ibid.

²⁹National Park Service.

³⁰August Meier and Elliot Rudwick, From Plantation to Ghetto (New York: Hill and Wang, 1976), p. 259.

³¹Leuchtenburg, p. 186.

³²Ibid.

³³Ibid.

³⁴Ibid, p. 70.

³⁵"U.S. to Start Housing Units."

³⁶Ibid.

³⁷Ibid.

³⁸"Housing Project Staff Announced," Indianapolis News, April 30, 1937.

- ³⁹Obituary, Indianapolis Star, September 2, 1971, p. 1.
- ⁴⁰"Lockefield Rents to Be Set; Staff Partially Selected," Indianapolis Recorder, May 1, 1937, p. 1.
- ⁴¹Meier and Rudwick, p. 261.
- ⁴²"Ground Broken for \$3,000,000 U.S. Housing Project as Notables Watch," Indianapolis Star, February 28, 1938.
- ⁴⁴Ibid.
- ⁴⁵"Lockefield 'Stay Out' Signs Removed," Indianapolis Star, February 7, 1938.
- ⁴⁶"First Lockefield Family Wishes All Our Folks Had Fine Place," Indianapolis Recorder, February 19, 1938.
- ⁴⁷James L. Kalleen, III, "Lockefield Gardens: A Pioneer in Urban Housing," Indianapolis at Home, September 1980, p. 79.
- ⁴⁸"Where the City Stands on Public Housing," Indianapolis Times, March 8, 1964, p. 11.
- ⁴⁹"Reasons for Opposing Lockefield Sale Listed," Indianapolis News, June 6, 1957, p. 64.
- ⁵⁰"OK on Lockefield Gardens Repair Sought Approval Of," Indianapolis Star, January 26, 1968, p. 1.
- ⁵¹Letter, Carl C. Beck (HACI) to B. G. Davis (HUD), IHPC, Lockefield Notebook, May 11, 1973. Davis was director, Housing Management Division, Indianapolis Area Office HUD.
- ⁵²United States v. Board of School Commissioners of the City of Indianapolis, 419 F. Supp. 180 (S.D. IND. 1975).
- ⁵³Ibid.
- ⁵⁴Action Plan for Revitalization of the Midtown Area, signed June 20, 1980.

ARCHITECTURAL DESIGN

The design of the Lockefield Garden Apartments buildings shows characteristics of both the International and the Art Moderne styles of architecture. The International style was developed by radical Continental architects and designers who found inspiration in technology and industry. The International influence is manifested at Lockefield in standardized design, flat roofs and wall surfaces, the absence of applied ornamentation, and a site plan not oriented to the street pattern. Also, the concept of large scale public housing was championed and developed by the International architects in Europe. The Art Moderne Style is manifested in subtle streamlined decoration, as exemplified especially in the administration building with its curved plan and fluted piers. The cubic forms, windows, doors, and railings suggest an industrial precedent present in the straight lines and planar designs of many International style projects. The horizontal banding at the base of the buildings, with juxtaposed vertical elements, creates an effect reminiscent of the streamline forms of the Art Moderne Style. Overall, good balance of the building's exterior appearance is achieved by careful location and proportioning of window openings. The use of certain repetitive elements, such as chimney stacks, stairtowers, and roof tops, provide rhythm and order to give the buildings a distinctive unified character.

The entrance doors, which have limestone trim surrounds, project slightly from the plan of the facade. The double entrance door is recessed within this setting. The stairtower, which is deeply set back from the plane of the exterior wall, projects above the line of the roof parapet. A vertical strip of narrow, uninterrupted windows reinforces the definition of the entrances and the stairtowers.

The incorporation of certain decorative details, such as brick banding and texture, combine to provide human scale to the buildings. Banding at the cornice or parapet cap and the sill courses as well as the striping of the projecting brick courses at the level of the first floor windows achieves a harmonious horizontal emphasis. This is counterbalanced by the vertical emphasis of the stairtowers. The use of a mixed brick pattern, which includes yellow-orange to red, adds a rich variation to the exterior walls.

The relationship of the buildings to the site remains as one of the most significant features of the Lockefield Gardens project. Such considerations as maximum light, sun exposure, vistas, street noise reduction, and play areas contribute to the unique setting of Lockefield. Each building has its own play area, protected by the buildings around it and has easy access to the tree-lined mall promenade. The existing parking facilities clearly express the interest of the planning and design. Traffic and parking are segregated from the site. Four ten-car garages built along the Blake Street side provide the only parking available on the complex. The garages are situated against the retaining wall of the play areas which are located four feet above the grade of Blake Street.

BUILDING CONDITIONS

Evaluation of the condition of the buildings in Lockefield Gardens was done according to the criteria developed by the Division of Planning for the



Entrance to one of Lockefield Garden Apartments buildings.
900 Indiana Avenue.
IHPC Photo, c. 1978.

subarea planning process. It applies only to the exterior of the buildings. The standards are defined as follows:

- A. Sound: Structure is adequate for its use or could be made so with a few simple maintenance operations. Examples of the type of work include painting where little preparation is required, and tuck pointing.
- B. Minor Deterioration: Structure appears stable but requires maintenance operations of considerable time, effort, and materials. Examples of the type of work include painting where extensive preparation is required, replacement or repair of doors and windows, roof or gutters.
- C. Major Deterioration/Substandard: Structure requires major structural repair or replacement. Examples of the type of work include repair of a settling or crumbling foundation, leaning walls or chimneys, exaggerated sagging of roof, extensive rotting of wood components, etc.
- D. Severe Deterioration: Structure not fit for use because of more than one major structural problem. Examples include where a section of the walls or roof is missing, or where there has been extensive fire damage.

Item B of the above list seems to be generally applicable to all the buildings of the complex. Replacement or repair of windows and doors, the roof, and the drainage systems (gutters and downspouts) is required. Vandalism to the buildings has caused extensive damage to doors and windows. Open or glassless windows have allowed the rain and snow to penetrate the interiors. Roofing materials are deteriorated and leaks are generalized. However, in spite of the damage that has already taken place, the basic components are in relatively good condition. The concrete structure and supports seem sound and without apparent defects. The brick walls also appear to be sound. In some instances, the copings of the parapet walls have shifted or are missing.

The areas of greatest deterioration are the interior finishes. Exposure to weather has caused considerable damage to wood floors and in some locations the inside face of the masonry walls has been affected. Theft and vandalism seem to be responsible for the loss of most of the mechanical, plumbing, and electrical systems of the buildings. A great portion of the rehabilitation costs will undoubtedly go to the repair of the windows and doors and the installation of new mechanical equipment and systems.

The grounds, which show the state of abandonment of the past eight years, are overgrown. Many of the existing trees require care; some have fallen to disease and decay. Other site features such as sidewalks and stairs also require repair.

In summary, the structural condition of the buildings is sound. Extensive rehabilitation work will be required to bring the apartment units to standards of habitability. Stabilizing measures must be taken in order to stop any further deterioration of the buildings and to arrest vandalism.

Any rehabilitation effort must take into consideration the total significance of the Lockefield Gardens complex. It is essential to maintain the relationship of the buildings to the site and to retain all the individual components that give character to the complex and definition to its elements.



View of the Lockefield Garden Apartments Administration Building, showing storefronts, at the corner of Blake Street and Indiana Avenue, c. 1970. Historic Landmarks Foundation of Indiana.

HOUSING

Lockefield Gardens and the surrounding Midtown area (west of the canal) was historically the center of Indianapolis' black community. From the latter half of the 19th century to the 1950s, the area served as a cultural focus for the black population. The main thoroughfare through the area, Indiana Avenue, supported a variety of theaters, bands, and performers that collectively introduced Indianapolis to the sound of jazz. The music which came out of the "Avenue" reflected the vitality of the neighborhoods and people who spawned it.

By the 1920s the area supported a high density of residential development as the result of exclusionary housing trends in much of the remainder of the city. The construction of Lockefield Gardens under Roosevelt's New Deal Administration by the PWA attempted to alleviate overcrowding which had become endemic to the area. Through innovative design, the architects for Lockefield succeeded in eliminating the overcrowding believed responsible for most social ills while maintaining or even increasing the population density of the project area. With its density, high visibility, and amenity of design which contrasted with the surrounding congested living conditions, Lockefield became a major residential focus in the Midtown area.

All this changed with the Civil Rights movement in the 1950s. Landmark court decisions aimed at eliminating segregated housing patterns opened up previously closed all white neighborhoods and enabled the black upper and middle class to migrate to less congested surroundings. Those left behind were either unwilling or unable to move. The change in the population led to the decline of the commercial community which relied on it for support. As the stores closed and businesses relocated, the economic health of the community deteriorated. Lockefield Gardens was not immune to the decline. The average income of the tenant population decreased as those who could afford to move elsewhere in search of jobs did so. With them went the sense of community and neighborhood pride which had supported Lockefield Gardens since its beginning. In its place were disinterest and apathy bred by unemployment and lowered financial expectations. Adding to the problem was deferred maintenance, the result of reduced funding, which inevitably led to the physical deterioration of the complex. By the early 1970s the problem had become critical. In 1973, as part of an eventually aborted rehabilitation plan, the complex was emptied of its tenants. It remained empty, the victim of vandalism and the weather, until 1983, when over half of the complex was demolished to make way for new development.

A 1980 report entitled "Existing Downtown Housing", prepared by the City's Division of Planning, gives the following statistics for the Lockefield Gardens area.

Type	No. of Structures	No. of Units
Single family	4	4
Two family	8	16
Multifamily	29	766
TOTALS	43	790

Since the completion of this study, one two-family structure, and 17 multi-family structures have been demolished.

The majority of surviving dwellings in the plan area are multifamily apartment units in the Lockefield Gardens Primary Area. The remainder is a mix of one, two, and multifamily dwellings located north and east of the Primary Area. The large percentage of vacant land east of the Primary Area in what was historically a dense residential area is the result of clearance activities initiated by IUPUI and the Department of Metropolitan Development as part of major redevelopment activities.

PARKING

Parking will pose a problem in redevelopment of the complex. Currently, there are 32 on-site parking spaces in four garages and 267 residential units. This results in a total car ratio (TCR) of .11. The complex is currently zoned D-8. The development standards for a D-8 residential zone require a TCR of 1.00 or one parking space for each housing unit. In order for the complex to meet the minimum parking requirement an additional 235 parking spaces must be provided if the present number of housing units is maintained. If the total number of housing units is reduced by the rehabilitation, the number of additional parking spaces would also be reduced.

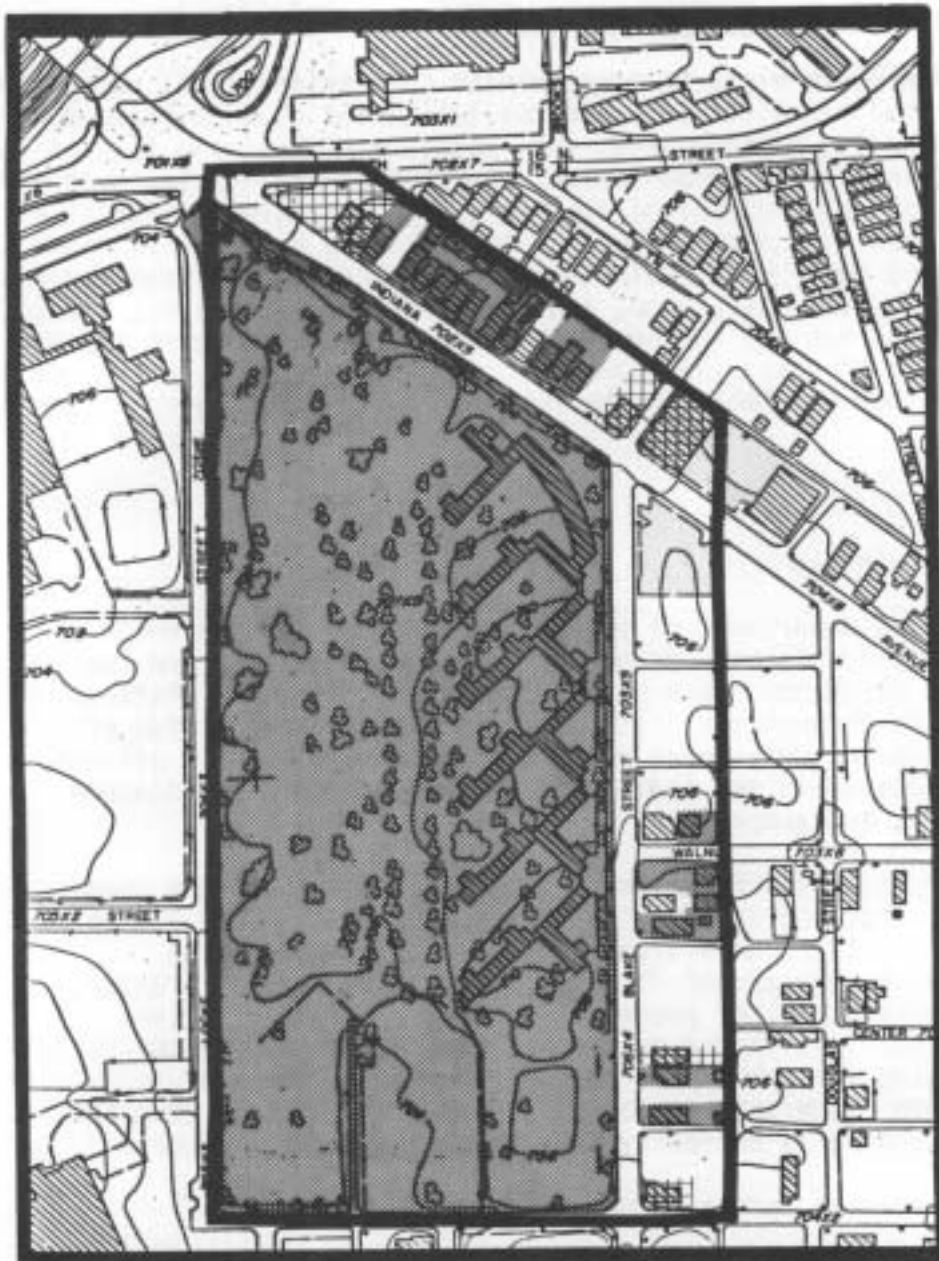
COMMERCE

The majority of commercial buildings within the Plan boundaries are located on Indiana Avenue. Two small commercial structures of no historical consequence can also be found east of the Primary Area; one at the corner of Blake and North Streets, and the other in a converted residence in the 600 block of Blake Street. Indiana Avenue originally developed as a mixed use corridor with housing and commercial activities existing side by side. While housing on the Avenue was gradually replaced by commercial structures closer to the city's downtown, the section of the Avenue within the Plan boundaries has retained its mix of uses.

With the loss of population resulting from the closing of Lockefield Gardens and general migration out of the Midtown area, commercial activity along the Avenue has declined rapidly. Currently there are only four businesses operating on Indiana Avenue in the Plan area; a bar, two fast-food establishments, and a pool hall. The remaining property fronting on the Avenue consists of vacant commercial establishments, occupied and vacant residential units, and cleared vacant land.

EXISTING LAND USE

Land use within the Lockefield Gardens Primary Area is devoted to multifamily residential with the exception of a small strip of commercial units located in the northeast corner of the area facing the intersection of Indiana Avenue and Blake Street. This commercial strip was part of the original plan of the Lockefield complex and housed small neighborhood oriented stores. Land use in the Secondary Area reflects urban renewal activities which have been operating in the area since the early 1970s. The land west of the Primary Area consists of the portion of Lockefield Gardens cleared by the city in 1983. The area fronting on Indiana Avenue north of the Primary Area is predominately vacant with some scattered site residential, the result of a long term program of site clearance undertaken as part of the proposed development by the City's Division of Economic and Housing Development (DEHD) of 250 units of new attached housing.

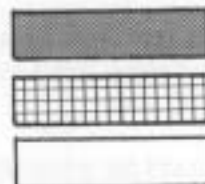


EXISTING LAND USE

Residential

Commercial

Vacant



**LOCKEFIELD GARDENS
HISTORIC AREA**

PREPARED BY
THE INDIANAPOLIS
HISTORIC PRESERVATION
COMMISSION

0 400



FINANCIAL ASSISTANCE PROGRAMS

The Indianapolis Historic Preservation Commission (IHPC) recognizes the need for the rehabilitation and revitalization of Lockefield Gardens and the surrounding Midtown area; when possible without the loss of remaining historic and neighborhood fabric. Demolition and displacement need not be the ultimate consequence of revitalization. Programs exist at all levels of government and within the private sector to help low to moderate income persons and inner city businesses through counseling, loan and mortgage programs, rental assistance, and tax incentives. (Readers should be advised that not all the programs listed are available at the date of publication of this plan; however, changes in program policy and funding may make them available in the future. Check with the administering agency indicated.)

Preservation Programs

1. Grants-in-Aid

The U.S. Department of the Interior awards grants-in-aid to qualifying historic preservation projects. There are two types of grants, both on a 50/50 match basis, administered locally through the State Historic Preservation Office of the Indiana Department of Natural Resources. Their offices are located in the Indiana State Museum, 202 North Alabama Street, Indianapolis.

Acquisition and Development Grants: These funds are used to protect and preserve historic properties. They can be used for the acquisition of properties listed on the National Register of Historic Places, and for restoration, rehabilitation, or preservation construction activities on properties listed on the National Register. Those applying for grants can be individuals, public and private organizations, or non-federal units of government. (No funding is currently available through this program.)

2. Preservation Services Fund

The National Trust's Preservation Services Fund provides matching dollar-for-dollar grants to nonprofit and public member organizations. Grants are awarded in three categories:

- consultant services to provide funding for professional advice on specific preservation projects

- preservation education to develop innovative curriculum and training programs

- cosponsorship of conferences to address subjects of particular importance to historic preservation.

Grants average between \$1,000 and \$3,000. Projects, programs, and conferences are not funded retroactively. Application deadlines are January 31, May 31, and September 30. Applications should be submitted to the National Trust's Midwest Regional Office.

3. Inner City Ventures Fund

The National Trust's Inner City Ventures Fund offers grants, low-interest loans, and technical assistance to nonprofit neighborhood-based organizations. It assists specific projects that use historic preservation to create housing and conveniently located jobs and services for the neighborhood's low and moderate-income residents, especially minorities. ICVF grants range from \$20,000 to \$50,000; each is coupled with a low-interest loan of an equal amount. The ICVF has also launched a mortgage program to help recipients with long term financing. Award rounds are held as resources become available and are sometimes targeted to specific geographic areas.

For further information about the National Trust's financial assistance programs and to obtain program materials, contact the Midwest Regional Office, 407 South Dearborn Street, #710, Chicago, Illinois, 60605.

Housing Programs

1. Section 8

This program, which deals with substantial and moderate rehabilitation, is a HUD-administered, direct rental supplement program. Section 8 funding facilitates recovery costs incurred through rehabilitation by subsidizing the fair market rent, which the owner would otherwise assess the tenant.

The Section 8 "Moderate Rehabilitation" program is administered through the Indiana State Housing Board, (317) 232-7055. More information on the Section 8 "Substantial Rehabilitation" program may be obtained through the Division of Economic and Housing Development (DEHD), (317) 633-8370.

Commercial Programs

1. Small Business Administration (SBA) Loans

SBA offers two basic types of loans: 1) guarantees by SBA on loans made by private lenders, usually banks, and 2) direct loans from the agency. Because funds for these programs are limited to the Congressional appropriation, the majority of SBA loans are of the guaranteed type. For more information, contact the Division of Economic and Housing Development, your local bank, and/or the local office of the Small Business Administration.

Tax Incentives

1. Economic Recovery Tax Act of 1981

This Act replaces the Tax Reform Act of 1976 and the Revenue Tax Act of 1978. The following provisions of this new law took effect January 1, 1982:

- a. Provides an accelerated cost recovery system with elective fixed depreciation lives of 15, 35, and 45 years. Accelerated depreciation of 200 percent for low-income housing and 175 percent for all commercial buildings (old or new) may be elected.
- b. Allows investment tax credit (ITC) for rehabilitation:

15 percent for buildings at least 30 years old.
20 percent for buildings at least 40 years old.
25 percent for certified rehabilitation of
certified historic structures.

(Only the 25 percent historic category includes investment tax credits for residential rental rehabilitation costs at straight-line over a 15-year accelerated cost recovery period, because this category is exempt from the adjustment to basis rule.)

(This rule requires that the tax credit be subtracted from the total rehabilitation costs in computing the amount to be depreciated.)

- c. Provides disincentives for demolition by preventing write-off of losses and cost associated with demolition of an historic building.

Calculations indicate that the ITC, combined with the 15-year straight-line depreciation, is a better incentive for preservation than any other tax treatment currently available, including that for new construction.

2. Tax Abatement Program

This program was established by the City of Indianapolis to provide incentives for rehabilitation and new construction in areas of the city where development should be encouraged. Administered by the Department of Metropolitan Development (DMD), the program allows a 10-year, graduated reduction of property taxes on increased assessment incurred through rehabilitation or new construction. It allows property owners to save about half the taxes that they would have paid over a 10-year period.

3. Property Tax Deduction for Rehabilitated Residences (IC 6-1.1-12-18)

As a re-enactment of a prior state law, this Section 18 deduction from property tax is available for rehabilitated residential property if:

- a. The assessed value was less than \$3,000 prior to rehabilitation for a single-family dwelling (\$4,000 for a double dwelling or \$1,500 per unit for multiple family units).
- b. The property was reassessed because it was rehabilitated.

The deduction is from the new assessed value for the first five years and is limited to the lesser of:

- i. the amount of the increased value or;
- ii. \$2,500 per rehabilitated unit.

The owner must file an application for the deduction with the county auditor before May 10th or within 30 days after notice of reassessment is mailed.

4. Property Tax Deduction for any Rehabilitated Property (IC 6-1.1-12-22)

This section of the law was enacted in 1975. An owner of residential property can elect either a deduction under this Section 22 or under Section 18 above.

The mechanics of Section 22 are similar to Section 18 above; however, the maximum limits are different. Under Section 22, the deduction is limited to: 50 percent of the increased assessment up to \$5,000 maximum for single-family residential and up to \$25,000 maximum for other property.

Section 22 provides the greater deduction where the increase is \$5,000 or more. In multifamily (more than two) residential units, Section 18 is the higher deduction where the increased assessment is less than \$3,000 per unit. Above that, the Section 22 deduction is higher. For non-residential property, only the Section 22 is available — 50 percent of increased value with a \$25,000 maximum. There is no limitation on pre-rehabilitation assessed valuation.

HISTORIC SIGNIFICANCE

Lockefield Gardens is significant as Indianapolis' first urban housing project. It was developed exclusively for the black population of the Midtown area and featured innovative architectural and planning elements which were copied by the PWA in similar development across the country. The placement of the complex on the National Register of Historic Places in 1983 gave official recognition to the historic and architectural significance of the area.

GENERAL PHYSICAL CHARACTERISTICS

Approximately two-thirds of Lockefield Gardens was demolished in 1983. The remaining six buildings are located east of the central mall and show minor deterioration. All have potential for being rehabilitated. Buildings located in the Secondary Area east of Blake Street and north of Indiana Avenue range in condition from minor to major deterioration.

The complex grounds represent an attractive pedestrian space which goes unused because of the need to provide security from vandalism for the vacant complex. The apartment blocks surrounding the mall originally lent a feeling of intimacy by enclosing the greenspace and isolating it from the surrounding streets. This effect was lost to a considerable extent with the demolition of the west and south portions of the complex.

Traffic flow around the Lockefield area is complex. Locke Street, 10th Street, and Indiana Avenue intersect at the northwest corner of the complex creating traffic flow problems. Wishard Hospital's emergency vehicle entrance is accessible onto Locke Street south of this intersection and generates considerable emergency vehicle traffic through the intersection, aggravating the problem. In response to this, DMD has proposed that Locke Street's intersection with Indiana Avenue would be relocated approximately one-half block south of its current position and would extend through the block north to 10th Street. This new alignment would improve emergency vehicle access to Wishard and alleviate several traffic flow problems inherent in the current five-way intersection.

At present there are 32 on-site parking spaces in four garages in Lockefield Gardens serving the remaining 267 residential units. Since demolition of the former school grounds at the south end of the complex this area has been utilized for off-street parking. This area, along with a second lot at the southeast corner of Blake Street and Indiana Avenue, represents only temporary additional parking since they both lay in areas that are proposed for new development.

If the current number of residential units is retained approximately 230 additional off-street parking spaces to meet the development requirements of the D-8 zoning classification of the Dwelling District Zoning Ordinance zone would be required.

HOUSING

Lockefield Gardens offers housing that with rehabilitation could offer accommodations to many present and future residents of the Midtown area.

The complex's proximity to both IUPUI and Wishard Hospital would make the apartments attractive to students and young professionals seeking to live close to where they work or study. Lockefield's innovative utilization of open space and landscaping could provide an amiable environment. Apartments renovated in their current configuration would be ideal for single individuals or young couples without children. Enlarged, rehabilitated units could provide needed housing for residents with children. The existence of the mall and various play areas isolated from the surrounding streets would provide a secure play space for children.

COMMERCE

A redeveloped Lockefield Gardens, along with the proposed 250 unit residential development east of Blake Street, and residential development, already existing in the Midtown area, would yield an economic base adequate to support a range of commercial services. The Indiana Avenue corridor could serve many of the neighborhood's needs for a local commercial center, while at the same time, the Avenue's proximity to IUPUI and the hospital complex would indicate that broader commercial services of interest to the university and the hospital could be located here. Specialty shops, medical-professional offices, and small restaurants could co-exist with neighborhood-oriented services, e.g., a dry cleaning establishment, a drugstore, bakery, etc.

Redevelopment of existing commercial space in the northeast corner of Lockefield Gardens, as well as north of Indiana Avenue would be desirable from two standpoints: 1) new business development would stimulate the economic viability of the Avenue, and 2) the proximity of IUPUI and the downtown area provide potential markets for the commercial services that could be offered by the Avenue. These factors make the opportunities for development in this area too great to be ignored.

LAND USE

Over 60 percent of the land within the plan boundaries of Lockefield Gardens is now vacant. This is partly the result of demolitions and partly the result of innovative site planning in Lockefield Gardens which historically provided considerable greenspace for the complex residents. The resulting appearance is a curious mix of pleasantly shaded open space on the complex mall, and desolation and abandonment in the areas which have seen considerable demolition activity. The potential for redevelopment is obviously greater with such a large percentage of vacant land in such close proximity to two major institutions, IUPUI and Wishard Hospital; as well as to the downtown area.

The most promising use for the vacant land east of Blake Street is new residential construction. Sensitive residential development in this area would result in a strengthened neighborhood. However, development must be carefully planned to create a density, scale, and character consistent with surrounding development. Such development could act as a transitional element between Lockefield Gardens and development farther to the east.

The greenspace that was an original element of the Lockefield Gardens site plan must remain as greenspace. No new development should be allowed within the confines of the mall. This does not preclude development of land west of the mall which has been cleared for redevelopment. Any new development in this area should respect the density, scale, placement, and character of the original (pre 1982) Lockefield complex. A realignment of Locke Street onto the complex grounds in lieu of, or in conjunction with, new development would be acceptable if such new construction and right-of-way did not encroach upon any portion of the mall. The most promising use of vacant land north of, and adjacent to, Indiana Avenue is infill commercial development. Integrating sensitive commercial development with existing development in this area will result in a strengthened economic base on the Avenue.

ZONING

While the existing D-8 Residential zoning will not hinder redevelopment of the remaining Lockefield complex, it could hinder redevelopment of the cleared secondary area located west of the mall, especially if the proposed realignment of Locke Street is realized. The commercial (C-S) district located north of, and adjacent to, Indiana Avenue is compatible with the redevelopment objectives envisioned by this plan in that it provides for design review by the Metropolitan Development Commission of any proposed development within the district. The commercial (C-4) district encompassing the small commercial area south of Indiana Avenue in Lockefield Gardens is incompatible with the proposed commercial redevelopment recommended by this plan. The C-4 district is designed to provide for high intensity regionally based commercial and business groupings.

The Commercial (C-1) district located on the north side of North Street in Lockefield Gardens is a hold-over from the time when a school existed on this portion of the property. The C-1 zoning classification allowed for commercial, public, and semi-public uses such as the school which are typically less commercial in appearance and can exist in harmony with adjacent residential areas.

ECONOMIC INCENTIVES

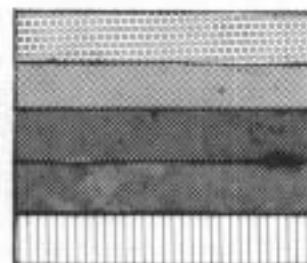
Recent changes in attitude, the current economic situation, and changes in life styles have made inner city neighborhoods and commercial areas desirable as places to live and shop. The reduction in travel costs and long commutes are among the reasons many people would like to relocate closer to the downtown and the University. The downtown area has benefited from a new interest in preservation and rehabilitation which has created amenities not readily available in the satellite suburbs.

The proximity of Lockefield Gardens to the University and the downtown, gives it the potential of becoming what it once was, a viable urban residential area with an adjacent commercial corridor with the capability of providing all the necessities required by a residential population. Other historic districts in Indianapolis have redeveloped, or are redeveloping into viable residential and/or commercial entities offering amenities and services formerly not available in the center city.



EXISTING ZONING

- D-8 Residential
- C-1 Office Buffer District
- C-4 Community Regional Commercial District
- C-S Special Commercial District
- UQ-1 University Quarter District One



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Rehabilitation has become extremely attractive with the tax incentives provided in the Economic Recovery Tax Act of 1981. Developers using the tax credits have begun to realize the potential of historic structures and districts. Victoria Center, the Century Building, the Sylvania Apartments, the Lockerbie Glove Company condominium development are only a few indications of the growing trend to rehabilitate, rather than demolish, historic properties.

The potential of Lockefield Gardens was acknowledged by the City government in 1980 when DMD, MEDIC, IUPUI, and the Health and Hospital Corporation entered into an agreement to revitalize Lockefield through a program of demolition, rehabilitation, and new construction. Current funding realities which are reflected by the agreement call for privately funded rehabilitation of the remaining Lockefield units. Changes in Federal administrative policies since 1980 have dramatically reduced available funding for various historic area programs, including acquisition and rehabilitation.

Funding in the future will probably be a combination of both public and private dollars which will be aggressively sought after by local development groups. The City and Business Opportunities Systems (BOS) is currently attempting to enhance the Midtown area through a residential paint-up/fix-up program and a residential rehabilitation program which aids local residents who are financially unable or who need financial assistance to maintain their homes.

INTRODUCTION

The following recommendations for the Lockefield Gardens Historic Area Plan result from analyzing the data collected as part of the compilation of this Plan. The principle reason behind adoption of an historic area plan is the protection of Lockefield Gardens' historic character. The Plan proposes that all policies developed for Lockefield Gardens be tempered by consideration of the area's heritage.

PRESERVATION

Because substantial demolition of Lockefield Gardens has occurred, it is important that the configuration and character of the remaining buildings be maintained. The renovation and conservation of all historic buildings is encouraged. All activities within the Lockefield Gardens Historic Area must encourage, or be sensitive to, protection of the remaining historic and architectural fabric.

Rehabilitation and new construction projects must conform to the Secretary of the Interior's Standards for Rehabilitation as well as the design guidelines set forth in this plan.

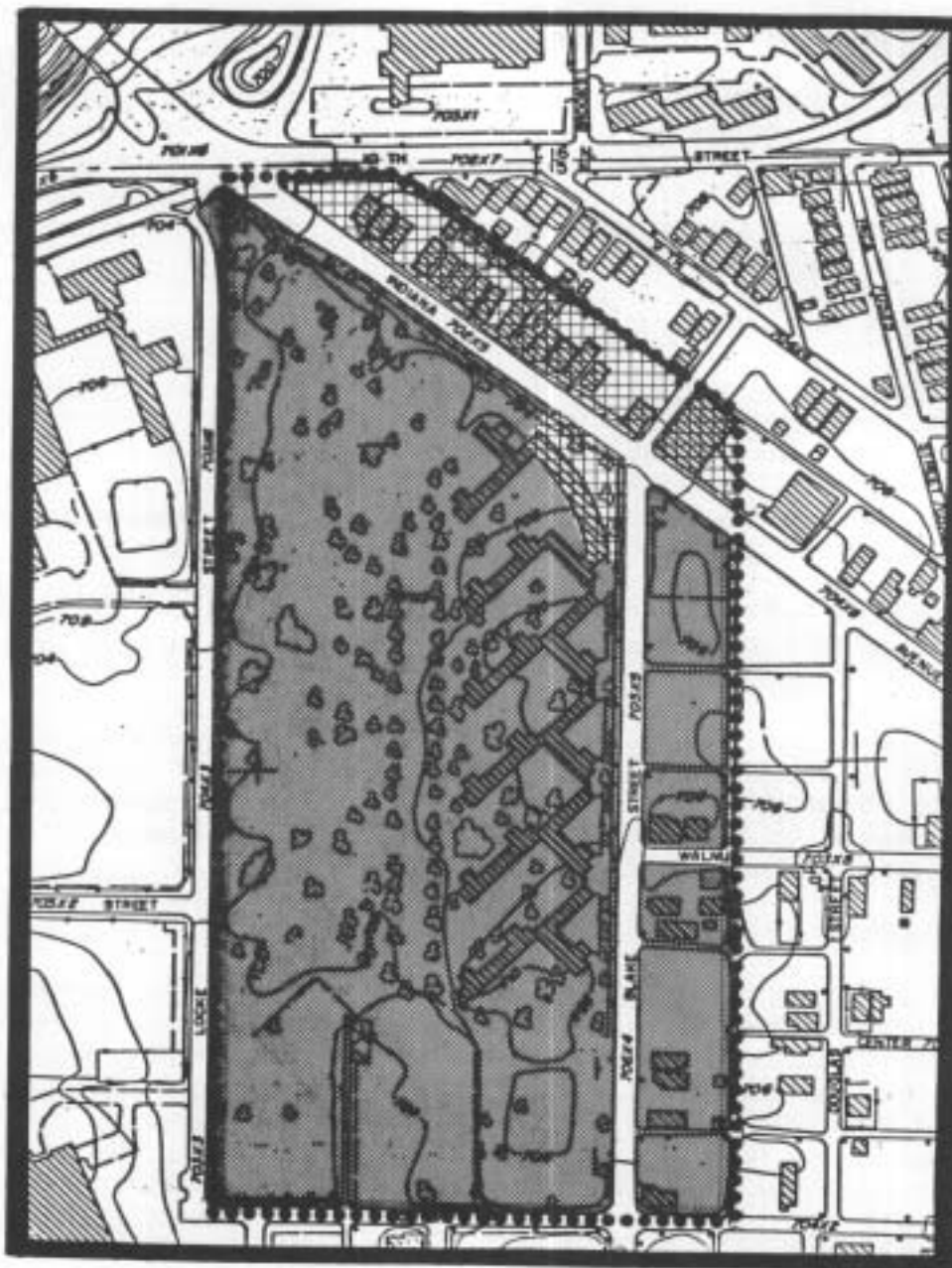
In recognition of the unique challenges presented by the area, the creation of private-public partnerships for the redevelopment of Lockefield Gardens should be encouraged. A combination of private-public funding, tax credits, and abatements could provide the incentive for redevelopment in the plan area, as well as in the surrounding neighborhoods.

BUILDING CODES

Compliance with building codes is necessary to ensure the health and safety of building occupants; however, current building codes are written primarily for new construction and new materials and do not generally take into account the older materials found in historic buildings. Agencies involved with code compliance — the Division of Development Services and the Marion County Health and Hospital Corporation — are encouraged to consider each situation individually and each code requirement's effect upon the structure and fabric of the historic building. The U.S. Department of Housing and Urban Development (HUD) has published a guide to historic building materials. The administering agencies are encouraged to utilize this publication and to investigate the development of rehabilitation codes for Marion County.

HOUSING

The Lockefield Garden Apartments complex represents an important resource for the Midtown area. Historically, Lockefield Gardens both followed and shaped the fortunes of the larger Midtown area. Its redevelopment would serve as the impetus for redevelopment in Midtown by providing a clear signal to developers and the neighborhood of the City's commitment to the revitalization of the area. The potential increase in residential population that would follow the redevelopment of the complex would serve as an attraction for commercial/retail activities which would be needed by the new residents. Increased commercial activity would mean an increase in employment in an area which currently offers few jobs.

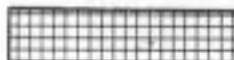


PROPOSED LAND USE

Residential



Commercial



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Since redevelopment of the complex would require a major increase in available parking, all effort should be made to provide for the harmonious incorporation of new parking facilities that would not intrude on the visual environment of the complex as it was originally developed.

Because of the proximity of IUPUI, Wishard Memorial Hospital, and the Midtown area, Lockefield Gardens is ideally situated to serve the housing needs of students, faculty, and hospital employees, as well as area residents. A mix of social and income levels should be encouraged in Lockefield Gardens. Such a mix would provide cultural diversity in the complex.

COMMERCE

Indiana Avenue is an ideal location for the necessary commercial support services for Lockefield Gardens area residents. Local agencies, such as BOS and the Division of Economic and Housing Development, can assist in attracting new commercial enterprises by helping interested individuals and groups obtain needed information on funding sources available for rehabilitation and new construction.

The availability of vacant land along Indiana Avenue provides an opportunity for the construction of compatible infill commercial buildings by private developers. New construction will help stimulate the economy of the area. Policy makers should encourage commercial activity on the Avenue.

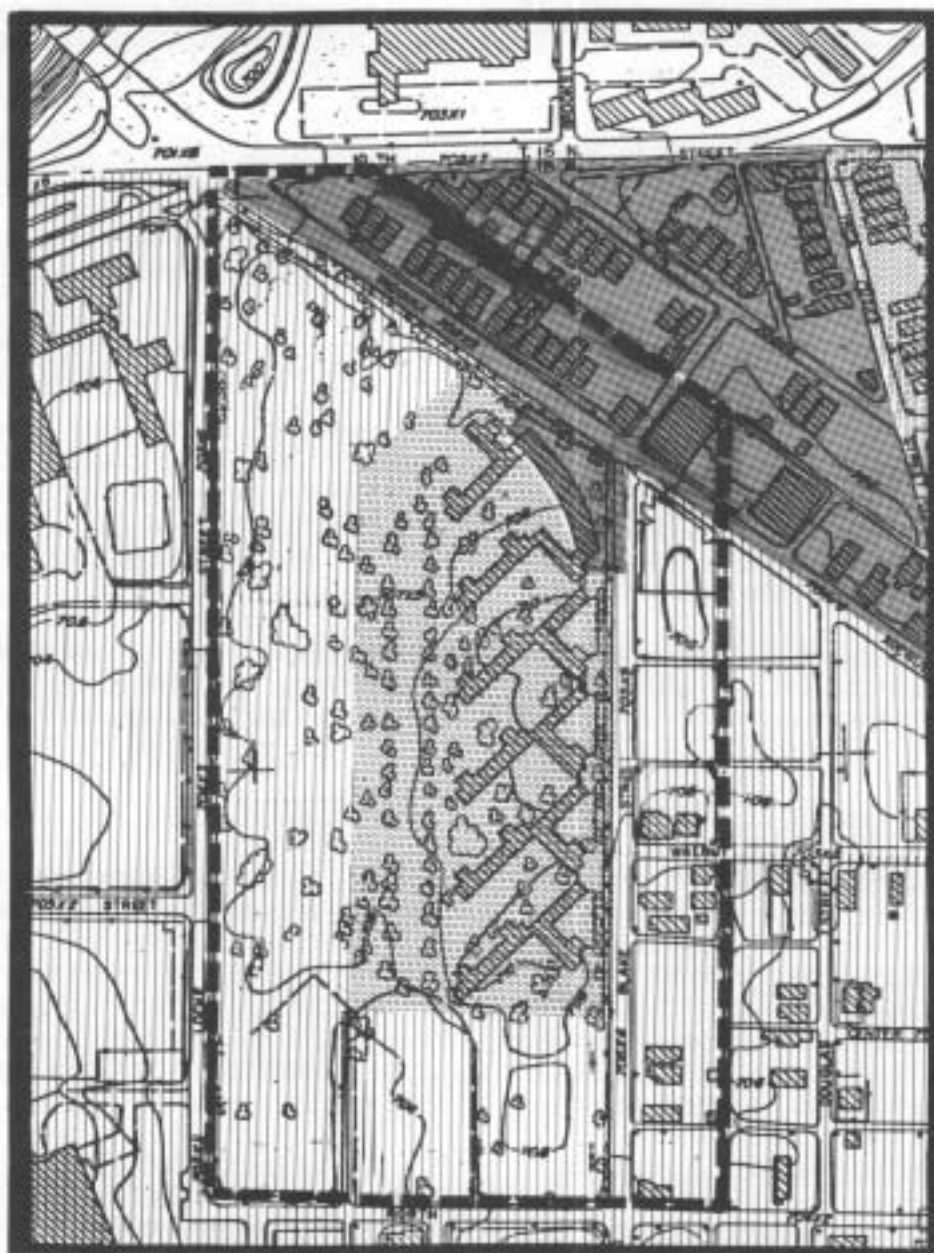
LAND USE AND ZONING

The foremost recommendation regarding land use is to redevelop vacant land for appropriate uses, with an emphasis upon new residential development on the cleared land east of Blake Street, and commercial development north of Indiana Avenue. Development north of the Avenue should be in accordance with the established density, scale, and character of the historic area. Development on the mall in Lockefield Gardens must be avoided at all cost. Development west of the mall should be harmonious with the remaining apartment buildings located immediately east of the mall.

The existing zoning classifications for the Lockefield Gardens area should be evaluated by the Division of Planning. As a recommendation, the Plan would advise the rezoning of the portion of the Secondary Area located west and south of the mall and south of Indiana Avenue to UQ-1. The adoption of such an ordinance would conform this area to zoning existing west of, and adjacent to, this area and would give design review control to the Metropolitan Development Commission. This design review would be in addition to design review exercised by IHPC in the Secondary Area but would extend west beyond the secondary area providing design controls for projects which straddle the west boundary of the Secondary Area. This reasoning also applies to the C-4 district located in the northeast corner of the Primary Area which the Plan recommends be changed to C-S.

TRANSPORTATION

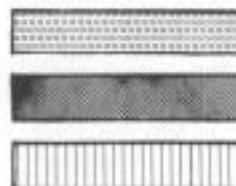
In the current study under way to evaluate the feasibility of realigning Locke Street (Agnes Street) through the west portion of Lockefield Gardens to provide two-way access to 10th Street, DOP, IHPC, and the Department

PROPOSED ZONING

D-8 Residential

C-5 Commercial

UQ-1 University Quarter District One



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of Transportation should work together toward a mutually agreeable solution to the issue. The opportunity exists for the determination of an alignment which would have the least possible negative impact upon the Lockefield Gardens area.

The project must be sensitive to the need for preserving Lockefield's remaining historic and architectural resources while minimizing the negative impact upon the neighborhood in general. Consideration should be given to the relocation of any historic structure which falls within the path of the determined final alignment to an appropriate site within the proposed Midtown conservation district. When formulating costs for various alternative widening proposals, moving costs of the structures should be factored along with acquisition and relocation costs.

LANDSCAPING

All interested agencies, such as BOS, IUPUI, IHPC, DMD, and DPR are encouraged to work together in developing and implementing an overall landscape scheme for Lockefield Gardens. One focus of the scheme should be a design for Lockefield Gardens which would respect the original site-plan and which would promote pedestrian use of the Mall through landscaping, pedestrian scale lighting, and park furniture.

Other aspects which should be considered are: a tree planting program which would incorporate large trees along Blake and Locke Streets and Indiana Avenue; and the screening of parking lots with suitable plantings.

ECONOMIC DEVELOPMENT

The Division of Economic and Housing Development (DEHD), BOS, and IUPUI are encouraged to utilize existing programs to promote the redevelopment of the Lockefield Gardens area. General reinvestment in the area would result in a broadened tax base for the city. Existing programs which could be tapped are the National Trust's Inner City Ventures Fund and the Community Development Block Grant Program administered by DMD. Because of the decline in federal spending for some programs, the agencies are also encouraged to look to the private sector for assistance in meeting funding goals.

There currently are few programs to assist the small businessman in the area. Recognizing this fact, the plan recommends that new programs utilizing public/private funding and specifically targeted at Midtown and the Lockefield Gardens area be developed. Such programs should seek to increase the desirability of locating retail, commercial, and business activities on the Avenue.

INTRODUCTION

The guidelines presented in this chapter are intended to assist renovation and redevelopment efforts by establishing the standards used by the Indianapolis Historic Preservation Commission in evaluating the appropriateness of proposed modifications to the Lockefield Garden Apartments complex.

In developing the guidelines, the specific character and condition of the Lockefield Garden Apartments has been considered. Foremost is the preservation of the distinguishing architectural features of the buildings and site.

The Lockefield Garden Plan consists of a Primary Area and a Secondary Area. The Primary Area encompasses the remaining six apartment buildings, the administration building, the commercial space building, and the tree lined promenade. The Primary Area retains the characteristics that contribute to the significance of the Lockefield Garden Apartments (see Appendix 4)

The Secondary Area consists of all the land north, south, east, and west from the Primary Area boundary lines to the first alley north of Indiana Avenue, North Street, the first alley east of Blake and Locke Streets respectively. The Secondary Area consists of land that was within the original Lockefield Garden Apartments and land that relates directly to the Primary Area (see Appendix 4).

The guidelines establish rehabilitation techniques and new construction design standards that ensure sensitive and appropriate development within the Primary and Secondary Areas, so that the distinguishing characteristics of Lockefield Garden Apartments is preserved and enhanced.

GUIDELINES FOR REHABILITATION

As a basis for developing the design and development standards for the evaluation of rehabilitation and development, the Commission utilized the following Secretary of the Interior's Standards for Historic Preservation Projects.

DEFINITIONS

The following definitions are provided to distinguish between the various approaches to the treatment of historic buildings.

Stabilization: The act or process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Preservation: The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

Renovation: A generic term used to define all work which is meant to make new again.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

Initially used by the Secretary of the Interior in determining the applicability of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Historic Preservation Projects have received extensive testing over the years--more than 6,000 acquisition and development projects were approved for a variety of work treatments. In addition, the Standards have been used by Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and by State and local officials in the review of both Federal and nonfederal rehabilitation proposals. They have also been adopted by a number of historic district and planning commissions across the country.

"Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

In the past several years, the most frequent use of the Secretary's "Standards for Rehabilitation" has been to determine if a rehabilitation project qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1981, as amended. The Secretary is required by law to certify rehabilitations that are "consistent with the historic character of the structure or the district in which it is located." The Standards are used to evaluate whether the historic character of the building is preserved in the process of rehabilitation.

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's "Standards for Rehabilitation" are listed in the "Recommended" column on the left; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the "Not Recommended" column on the right.

Identify, Retain, and Preserve

The guidance that is basic to the treatment of all historic buildings--identifying, retaining, and preserving the form and detailing of those architectural materials and features that are important in defining the historic character--is always listed first in the "Recommended" column. The parallel "Not Recommended" column lists the types of actions that are most apt to cause the diminution or even loss of the building's historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in all of the "Not Recommended" columns must be viewed in that larger context, e.g., for the total impact on a historic building.

Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair

Next, when the physical condition of character-defining materials and features warrants additional work repairing is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace

Following repair in the hierarchy, guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; and interior staircase; or a completed porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonable be repaired and thus preserved.

Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions to Historic Buildings

Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an

existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alterations may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed..

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, NEW ADDITIONS TO HISTORIC BUILDINGS.

Health and Safety Code Requirements; Energy Retrofitting

These sections of the rehabilitation guidance address work done to meet health and safety code requirements (for example, providing barrier-free access to historic buildings); or retrofitting measures to conserve energy (for example, installing solar collectors in an unobtrusive location on the site). Although this work is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code and energy requirements.

BUILDING EXTERIOR

Masonry: Brick, stone, concrete, and mortar

Recommended

Identifying, retaining, and pre-serving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling and bonding patterns, coatings, and color.

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Cleaning masonry only when necessary halt deterioration or remove heavy soiling.

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is necessary. Tests should be observed over a sufficient period of time so that both the immediate effects and the long range effects are known to enable selection of the gentlest method possible.

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Masonry features as well as masonry surfaces (modelling, tooling, bonding patterns, joint size, and color) may be important in defining the historic character of the building. It should be noted that while masonry is among the most durable of historic building materials, it is also the most susceptible to damage by improper maintenance or repair techniques and by harsh or abrasive cleaning methods. Most preservation guidance on masonry thus focuses on such concerns as cleaning and the process of repointing.

Not Recommended

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Recommended

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

Replacing in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or

Not Recommended

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Failing to undertake adequate measures to assure the preservation of masonry features.

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Applying waterproof, water-repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Recommended

economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Architectural Metals:

Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors.

Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.

Cleaning architectural metals, when necessary, to remove corrosion prior to repainting or applying other appropriate protective coatings.

Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.

Not Recommended

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material and color.

Architectural metal features--such as metal doors, window sash, and hardware--may be important in defining the overall historic character of the building. Their retention, protection, and repair should be a prime consideration in rehabilitation projects.

Removing or radically changing architectural metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic architectural metal from a facade instead of repairing or replacing only the deteriorated metal, then reconstructing the facade with new material in order to create a uniform, or "improved" appearance.

Radically changing the type of finish or its historic color or accent scheme.

Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters.

Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum.

Exposing metals which were intended to be protected from the environment.

Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.

Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal.

Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.

Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit

RecommendedNot Recommended

Using the gentlest cleaning methods for cast iron, wrought iron, and steel--hard metals--in order to remove paint buildup and corrosion. If handscraping and wire brushing have proven ineffective, low pressure dry grit blasting may be used as long as it does not abrade or damage the surface.

Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

Repainting with colors that are appropriate to the historic building or district.

Evaluating the overall condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repairs may also include the limited replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes.

Replacing in kind an entire architectural metal feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work, for example steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and installing a new architectural metal feature when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Roofs

blasting which will abrade the surface of the metal.

Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.

Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.

Using new colors that are inappropriate to the historic building or district.

Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.

Failing to undertake adequate measures to assure the preservation of architectural metal features.

Replacing an entire architectural metal feature when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or is that physically or chemically incompatible.

Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

Creating a false historic appearance because the replaced architectural metal feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new architectural metal feature that is incompatible in size, scale, material, and color.

The roof can be extremely important in defining the building's overall historic character. In addition to the design role it plays, a weathertight roof is essential to the preservation of the entire

structure; thus, protecting and repairing the roof as a "cover" is a critical aspect of every rehabilitation project.

Recommended

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

Replacing in kind an entire feature of the roof that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work. Examples can include a large section of roofing. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic

Not Recommended

Radically changing, damaging, or destroying roofs which are important in defining the overall character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials--masonry, wood, plaster, paint and structural members--occurs.

Replacing an entire roof feature when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Removing a feature of the roof that is unrepairable, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material, and color.

RecommendedNot Recommended

building.

Alterations/Additions for the New Use

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Windows

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, and moldings.

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

A highly decorative window with an unusual shape, or glazing pattern, or color is most likely identified immediately as a character-defining feature of the building. It is far more difficult, however, to assess the importance of repeated windows on a facade, particularly if they are individually simple in design and material, such as the large, multi-paned sash of many industrial buildings. Because rehabilitation projects frequently include proposals to replace window sash or even entire windows to improve thermal efficiency or to create a new appearance, it is essential that their contribution to the overall historic character of the building be assessed together with their physical condition before specific repair or replacement work is undertaken.

Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.

Recommended

Not Recommended

surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by recaulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as sash and sills.

Replacing in kind an entire window that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and installing new windows when the historic windows (frame, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Alterations/Additions for the New Use

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the preservation of historic windows.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass lifts and sash locks.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are

RecommendedNot Recommended**Design for Missing Historic Features**

Designing and constructing a new entrance or porch if the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the building, i.e., limiting such alteration to non-character-defining elevations.

Storefronts

Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

Storefronts are quite often the focus of historic commercial buildings and can thus be extremely important in defining the overall historic character. Because storefronts also play a crucial role in a store's advertising and merchandising strategy to draw customers and increase business, they are often altered to meet the needs of a new business. Particular care is required in planning and accomplishing work on storefronts so that the building's historic character is preserved in the process of rehabilitation.

Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Changing the location of a storefront's main entrance.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of storefront features results.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Recommended

Not Recommended

Entrances and Porches

Identifying, retaining, and preserving entrances--and their functional and decorative features--that are important in defining the overall historic character of the building such as doors and stairs.

Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required; that is, if repairs to entrance and porch features will be necessary.

Repairing entrances by reinforcing the historic materials. Repair will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes.

Replacing in kind an entire entrance or porch that is too deteriorated to repair--if the form and detailing are still evident--using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

changed.

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Stripping entrances and porches of historic material such as brick.

Removing an entrance or porch because the building has been re-oriented to accommodate a new use.

Cutting new entrances on a primary elevation.

Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.

Failing to undertake adequate measures to assure the preservation of historic entrances and porches.

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

Recommended

Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required; that is, if repairs to features will be necessary.

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes.

Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

BUILDING INTERIOR

Structural System

Identifying, retaining, and preserving structural systems--and individual features of systems--that are important in defining the overall historic character of the building, such as post and beam systems, trusses, above-grade foundation walls, or loadbearing brick walls.

Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and assuring that structural

Not Recommended

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

If features of the structural system are exposed such as loadbearing brick walls, roof trusses, posts and beams, foundation walls, they may be important in defining the building's overall historic character. Unexposed structural features that are not character-defining or an entire structural system may nonetheless be significant in the history of the building technology; therefore, the structural system should always be examined and evaluated early in the project planning stage to determine both its physical condition and its importance to the building's historic character or historical significance.

Removing, covering, or radically changing features of structural systems which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Putting a new use into the building which could overload the existing structural system; or installing equipment or mechanical systems which could damage the structure.

Demolishing a loadbearing masonry wall that could be augmented and retained and replacing it with a new wall (i.e., brick or stone), using the historic masonry only as an exterior veneer.

Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.

Failing to provide proper building maintenance on a cyclical basis so that deterioration of the structural system results.

Recommended

Not Recommended

members are free from insect infestation.

Examining and evaluating the physical condition of the structural system and its individual features using non-destructive techniques such as X-ray photography.

Repairing the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be spliced, braced, or otherwise supplemented and reinforced.

Replacing in kind--or with substitute material--those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities.

Alterations/Additions for the New Use

Limiting any new excavations adjacent to historic foundations to avoid undermining the structural stability of the building or adjacent historic buildings.

Correcting structural deficiencies in preparation for the new use in a manner that preserves the structural system and individual character-defining features.

Designing and installing new mechanical or electrical systems when required for the new use which minimize the number of cutouts or holes in structural members.

Adding a new floor when required for the new use if such an alteration does not damage or destroy the structural system or obscure, damage, or destroy character-defining spaces, features, or finishes.

Creating an atrium or a light well to provide natural light when required for the new use in a manner that assures the preservation of the structural system as

Utilizing destructive probing techniques that will damage or destroy structural material.

Upgrading the building structurally in a manner that diminishes the historic character of the exterior, such as installing strapping channels or removing a decorative cornice; or damages interior features or spaces.

Replacing a structural member or other feature of the structural system when it could be augmented and retained.

Installing a replacement feature that does not convey the same visual appearance, e.g., replacing an exposed wood summer beam with a steel beam.

Using substitute material that does not equal the loadbearing capabilities of the historic material and design or is otherwise physically or chemically incompatible.

Carrying out excavations or regrading adjacent to or within a historic building which could cause the historic foundation to settle, shift, or fail; or could have a similar effect on adjacent historic buildings.

Radically changing interior spaces or damaging or destroying features or finishes that are character-defining while trying to correct structural deficiencies in preparation for the new use.

Installing new mechanical and electrical systems or equipment in a manner which results in numerous cuts, splices, or alterations to the structural members.

Inserting a new floor when such a radical change damages a structural system or obscures or destroys interior spaces, features, or finishes.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are radically changed.

Damaging the structural system or individual features; or radically changing damaging, or destroying character-defining interior spaces,

Recommended

well as character-defining interior spaces, features, and finishes.

Interior: Spaces, Features, and FinishesInterior Spaces

Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as entrance halls, and important commercial use spaces.

Interior Features and Finishes

Identifying, retaining, and preserving interior features and finishes that are important in defining the overall historic character of the building, including baseboards, light fixtures, hardware, and flooring; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.

Protecting and maintaining masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings systems.

Not Recommended

features, or finishes in order to create an atrium or a light well.

An interior floor plan, the arrangement of spaces, and applied finishes may be individually or collectively important in defining the historic character of the building. Thus, their identification, retention, protection, and repair should be given prime consideration in every rehabilitation project and caution exercised in pursuing any plan that would radically change character-defining spaces or obscure, damage or destroy interior features or finishes.

Radically changing a floor plan or interior spaces--including individual rooms--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Altering the floor plan by demolishing principal walls and partitions to create a new appearance.

Altering or destroying interior spaces by inserting floors, cutting through floors, lowering ceilings, or adding or removing walls.

Relocating an interior feature such as a staircase so that the historic relationship between features and spaces is altered.

Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Installing new decorative material that obscures or damages character-defining interior features or finishes.

Removing paint, plaster, or other finishes from historically finished surfaces to create a new appearance (e.g., removing plaster to expose masonry surfaces such as brick walls.

Applying paint, plaster, or other finishes to surfaces that have been historically unfinished to create a new appearance.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.

Recommended

Protecting interior features and finishes against arson and vandalism before project work begins; erecting protective fencing; boarding-up windows; and installing fire alarm systems that are keyed to local protection agencies.

Protecting interior features such as a staircases against damage during project work by covering them with heavy canvas or plastic sheets.

Repainting with colors that are appropriate to the historic building.

Limiting abrasive cleaning methods to certain industrial or warehouse buildings where the interior masonry or plaster features do not have distinguishing design, detailing, tooling, or finishes; and where wood features are not finished, molded, beaded, or worked by hand. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required; that is, if repairs to interior features and finishes will be necessary.

Repairing interior features and finishes by reinforcing the historic materials. Repair will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes.

Replacing in kind an entire interior feature or finish that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work, such as interior stairs. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Permitting entry into historic buildings through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or through vandalism.

Stripping interiors of features such as woodwork, doors, windows, light fixtures, copper piping, radiators; or of decorative materials.

Failing to provide proper protection of interior features and finishes during work so that they are gouged, scratched, dented, or otherwise damaged.

Failing to take new use patterns into consideration so that interior features and finishes are damaged.

Using destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings. These methods can irreversibly damage the historic materials that comprise interior features.

Using new paint colors that are inappropriate to the historic building.

Changing the texture and patina of character-defining features through sandblasting or use of other abrasive methods to remove paint, discoloration or plaster. This includes both exposed wood (including structural members) and masonry.

Failing to undertake adequate measures to assure the preservation of interior features and finishes.

Replacing an entire interior feature such as a staircase, parquet floor, when repair of materials and limited replacement of such parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or portions of the interior feature or finish or that is physically or chemically incompatible.

Removing a character-defining feature or finish that is unrepairable and not replacing it; or replacing it with a new feature or finish that does not convey the same visual appearance.

RecommendedNot Recommended**Design for Missing Historic Features**

Designing and installing a new interior feature or finish if the historic feature or finish is completely missing. This could include missing partitions, stairs, elevators, lighting fixtures, and wall coverings; or even entire rooms if all historic spaces, features, and finishes are missing or have been destroyed by inappropriate "renovations." The design may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building, district, or neighborhood.

Creating a false historical appearance because the replaced feature is based on insufficient physical, historical, and pictorial documentation or on information derived from another building.

Introducing a new interior feature or finish that is incompatible with the scale, design, materials, color, and texture of the surviving interior features and finishes.

Alterations/Additions for the New Use

Accommodating service functions such as bathrooms, mechanical equipment, and office machines required by the building's new use in secondary spaces such as first floor service areas or on upper floors.

Dividing rooms, lowering ceilings, and damaging or obscuring character-defining features such as niches, stairways or alcoves, so that a new use can be accommodated in the building.

Reusing decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim and door molding, and relocating such material or features in areas appropriate to their historic placement.

Discarding historic material when it can be reused within the rehabilitation project or relocating it in historically inappropriate areas.

Installing permanent partitions in secondary spaces; removable partitions that do not destroy the sense of space should be installed when the new use requires the subdivision of character-defining interior spaces.

Installing permanent partitions that damage or obscure character-defining spaces, features, or finishes.

Enclosing an interior stairway where required by code so that its character is retained. In many cases, glazed fire-rated walls may be used.

Enclosing an interior stairway with fire-rated construction so that the stairwell space or any character-defining features are destroyed.

Placing new code-required stairways or elevators in secondary service areas of the historic building.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding new code-required stairways and elevators.

Creating an atrium or a light well to provide natural light when required for the new use in a manner that preserves character-defining interior spaces, features and finishes as well as the structural system.

Destroying character-defining interior spaces, features, or finishes; or damaging the structural system in order to create an atrium or light well.

Adding a new floor if required for the new use in a manner that preserves character-defining structural features, and interior spaces, features, and finishes.

Inserting a new floor within a building that alters or destroys the fenestration; radically changes a character-defining interior space; or obscures, damages, or destroys decorative detailing.

Mechanical Systems: Heating Air
Conditioning, Electrical, and Plumbing

The visible features of historic heating, lighting, air conditioning and plumbing systems may sometimes help define the overall historic character of the building and should thus be retained and repaired, whenever possible. The systems themselves (the compressors, boilers, generators and their ductwork, wiring and pipes) will generally either need to be upgraded, augmented, or entirely replaced in order to accommodate the new use and to meet code requirements. Less frequently, individual portions of a system or an entire system are significant in the history of building technology; therefore, the identification of character-defining features or historically significant systems should take place together with an evaluation of their physical condition early in project planning.

Recommended

Identifying, retaining, and preserving visible features of early mechanical systems that are important in defining the overall historic character of the building, such as plumbing fixtures, switchplates, and lights.

Protecting and maintaining mechanical, plumbing, and electrical systems and their features through cyclical cleaning and other appropriate measures.

Preventing accelerated deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided.

Repairing mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.

Replacing in kind--or with compatible substitute material--those visible features of mechanical systems that are either extensively deteriorated or are missing when there are surviving prototypes such as plumbing fixtures.

Alterations/Additions for the New Use

Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to historic building material.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Not Recommended

Removing or radically changing features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.

Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.

Replacing a mechanical system or its functional parts when it could be upgraded and retained.

Installing a replacement feature that does not convey the same visual appearance.

Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.

Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.

RecommendedNot Recommended

Concealing mechanical equipment in walls or ceilings in a manner that requires the removal of historic building material.

Installing "dropped" acoustical ceilings to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.

Installing air conditioning units if required by the new use in such a manner that the historic materials and features are not damaged or obscured.

Cutting through features such as masonry walls in order to install air conditioning units.

Installing heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Radically changing the appearance of the historic building or damaging or destroying windows by installing heating/air conditioning units in historic window frames.

BUILDING SITE

The relationship between a historic building or buildings and landscape features within a property's boundaries--or the building site--helps to define the historic character and should be considered an integral part of overall planning for rehabilitation project work.

Recommended

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, terraces, plants and trees, and berms, that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape features, and open space.

Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls, drain toward the building, nor erode the historic landscape.

Protecting the building and other features of the site against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Providing continued protection of masonry, wood, and architectural metals which comprise building and site features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems; and continued protection and maintenance of landscape features, including plant material.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required that is, if repairs to building and site features will be necessary.

Not Recommended

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.

Lowering the grade level adjacent to a building to permit development of a formerly below-grade area such as a basement in a manner that would drastically change the historic relationship of the building to its site.

Failing to maintain site drainage so that buildings and site features are damaged or destroyed; or, alternatively, changing the site grading so that water no longer drains properly.

Permitting buildings and site features to remain unprotected so that plant materials, fencing, walkways, etc., are damaged or destroyed.

Stripping features from buildings and the site such as wood siding, iron fencing, masonry balustrades; or removing or destroying landscape features, including plant material.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.

Failing to undertake adequate measures to assure the preservation of buildings and site features.

Recommended

Repairing features of buildings and the site by reinforcing the historic materials. Repair will also generally include replacement in kind--with a compatible substitute material--of those extensively deteriorated or missing parts of features where there are surviving prototypes such as fencing and paving.

Replacing in kind an entire feature of the building or site that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work. This could include an entrance or walkway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

Alterations/Additions for the New Use

Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Removing nonsignificant buildings, additions or site features which detract from the historic character of the site.

Not Recommended

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.

Removing a feature of the building or site that is unreparable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or otherwise inappropriate.

Introducing a new landscape feature or plant material that is visually incompatible with the site or that destroys site patterns or vistas.

Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing a historic building in a complex, a building feature, or a site feature which is important in defining the historic character of the site.

DISTRICT/NEIGHBORHOOD

The relationship between historic buildings, and streetscape and landscape features within a historic district or neighborhood helps to define the historic character and therefore should always be a part of the rehabilitation plans.

Recommended

Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Retaining the historic relationship between buildings, and streetscape and landscape features such as row houses and stores surrounding a communal park or open space.

Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair--when the overall form and detailing are still evident--using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new feature of the building, streetscape, or landscape when the historic feature is completely missing, such as row house steps, a porch, streetlight, or terrace. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the district or neighborhood.

Alterations/Additions for the New Use

Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.

Not Recommended

Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open spaces.

Removing a feature of the building, streetscape, or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.

Recommended

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.

Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

Not Recommended

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

HEALTH AND SAFETY CODE REQUIREMENTS

As a part of the new use, it is often necessary to make modifications to a historic building so that it can comply with current health, safety and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of character-defining spaces, features, and finishes.

Recommended

Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic codes and barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Working with local code officials to investigate alternative life safety measures or variances available under some codes so that alterations and additions to historic buildings can be avoided.

Providing barrier-free access through removable or portable, rather than permanent, ramps.

Providing seismic reinforcement to a historic building in a manner that avoids damaging the structural system and character-defining features.

Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.

Installing sensitively designed fire suppression systems, such as a sprinkler system instead of applying fire-resistant sheathing to character-defining features.

Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.

Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.

Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be located at the rear of the building or on an inconspicuous side; and its size and scale limited in relationship to the historic building.

Not Recommended

Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Making changes to historic buildings without first seeking alternatives to code requirements.

Installing permanent ramps that damage or diminish character-defining features.

Reinforcing a historic building using measures that damage or destroy character-defining structural and other features.

Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.

Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance.

Using fire-retardant coatings if they damage or obscure character-defining features.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.

Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages or destroys character-defining features.

ENERGY RETROFITTING

Some character-defining features of a historic building or site such as cupolas, shutters, transoms, skylights, sun rooms, porches, and plantings also play a secondary energy conserving role. Therefore, prior to retrofitting historic buildings to make them more energy efficient, the first step should always be to identify and evaluate the existing historic features to assess their inherent energy conserving potential. If it is determined that retrofitting measures are necessary, then such work needs to be carried out with particular care to insure that the building's historic character is preserved in the process of rehabilitation.

RecommendedNot RecommendedDistrict/Neighborhood

Maintaining those existing landscape features which moderate the effects of the climate on the setting such as deciduous trees, evergreen wind-blocks, and lakes or ponds.

Stripping the setting of landscape features and landforms so that the effects of the wind, rain, and the sun result in accelerated deterioration of historic materials.

Building Site

Retaining plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks.

Removing plant materials, trees, and landscape features, so that they no longer perform passive solar energy functions.

Masonry/Wood/Architectural Metals

Installing thermal insulation in attics and in unheated cellars and crawlspaces to increase the efficiency of the existing mechanical systems.

Applying urea formaldehyde foam or any other thermal insulation with a water content into wall cavities in an attempt to reduce energy consumption.

Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no character-defining interior moulding around the window or other interior architectural detailing.

Resurfacing historic building materials with more energy efficient but incompatible materials, such as covering historic masonry with exterior insulation.

Windows

Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.

Removing historic shading devices rather than keeping them in an operable condition.

Improving thermal efficiency with weatherstripping, storm windows, caulking, and interior shades.

Replacing historic multi-paned sash with new thermal sash utilizing false muntins.

Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.

Installing interior storm windows that allow moisture to accumulate and damage the window.

Recommended

Installing exterior storm windows which do not damage or obscure the windows and frames.

Entrances and Porches

Utilizing the inherent energy conserving features of a building by maintaining double vestibule entrances, in good condition so that they can retain heat or block the sun and provide natural ventilation.

New Additions to Historic Buildings

Placing new additions that have an energy conserving function such as a solar greenhouse on non-character-defining elevations.

Not Recommended

Installing new exterior storm windows which are inappropriate in size or color, which are inoperable.

Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Installing new additions such as multi-story solar greenhouse additions which obscure, damage, destroy, character-defining features.

NEW ADDITIONS TO HISTORIC BUILDINGS

An attached exterior addition to a historic building expands its "outer limits" to create a new profile. Because such expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces. If the new use cannot be met in this way, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.

Recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting the size and scale in relationship to the historic building.

Not Recommended

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining historic spaces.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

Recommended

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

Constructing additional stories so that the historic appearance of the building is radically changed.

GUIDELINES FOR NEW CONSTRUCTION

The following concepts and criteria were prepared to assist in the planning of new construction within the Primary and the Secondary Areas. These guidelines are used by the Indianapolis Historic Preservation Commission to evaluate the appropriateness of adjacent new development. Commission approval is required before a building, demolition or improvement location permit is issued by the Division of Development Services of the City of Indianapolis. Therefore, it is recommended that review by the Commission be made a part of the design process as early as possible during the conceptual phase of any proposal. This early involvement will assist in arriving at solutions compatible with the historic character of Lockefield Gardens.

1. FUNDAMENTAL CONCEPTS

Lockefield Gardens is a unique site particular to Indianapolis. It represents a specific period in the development of the city and embodies the best planning and design concepts for public housing developed by the Federal government. New construction and development must be respectful to and compatible with the character of this historic site.

Form, mass, scale, alignment, and texture are elements of the existing buildings that contribute to the historic character of Lockefield Gardens. Similar elements in new construction must relate to and should not detract from the historic character of Lockefield Gardens.

The architectural design of Lockefield Gardens reflects the technology, construction methods, and materials available at the time of its erection. Likewise, today's architecture should reflect today's design approaches, technology, and materials.

2. CRITERIA FOR NEW CONSTRUCTION IN THE PRIMARY AREA

New construction within the Primary Area with the exception of parking structures built to the guidelines set forth in this Plan under Parking Standards is prohibited except where needed for code compliance or for improvement of health, safety, and welfare of the inhabitants of the existing buildings.

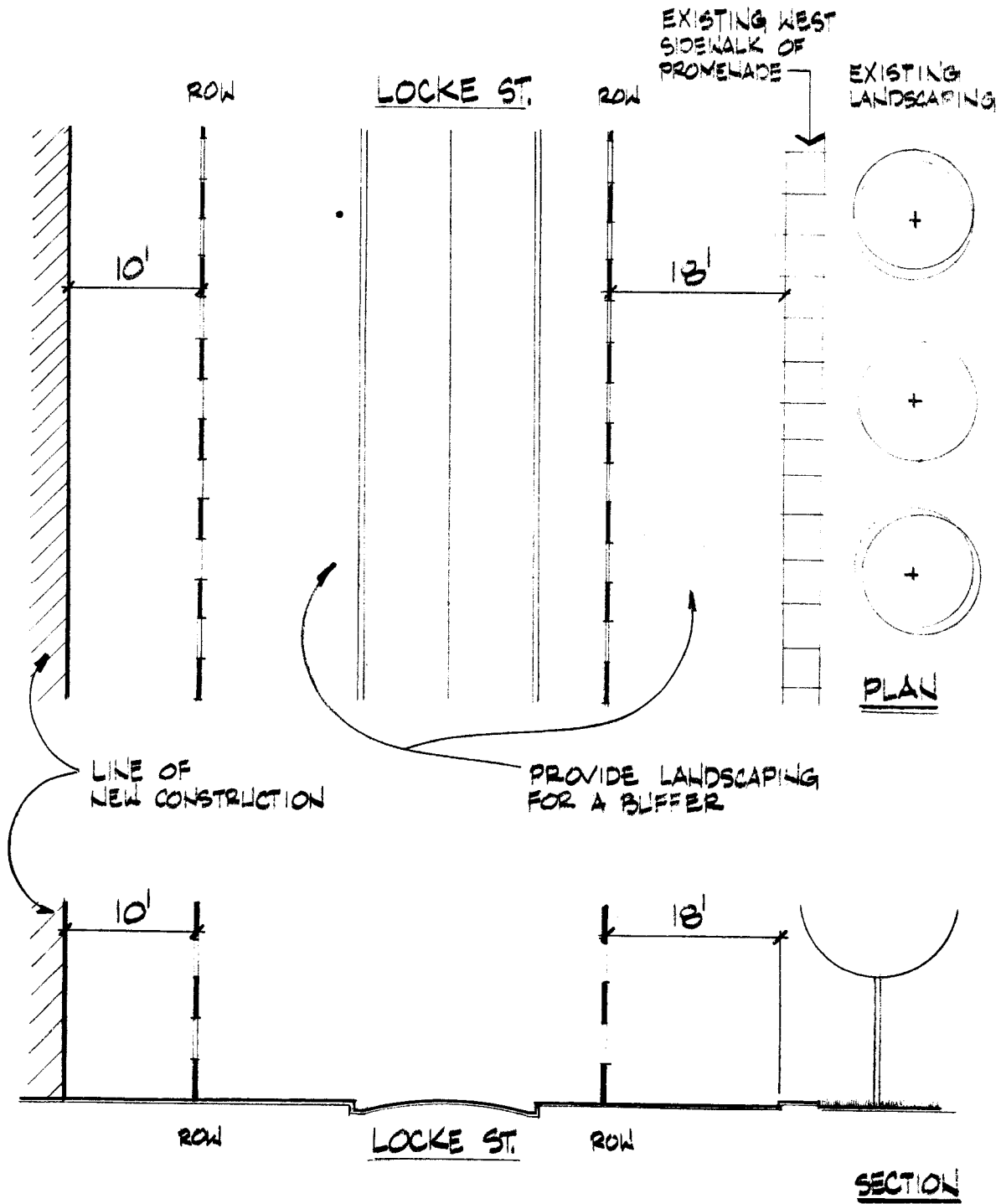
3. CRITERIA FOR NEW CONSTRUCTION IN THE SECONDARY AREA

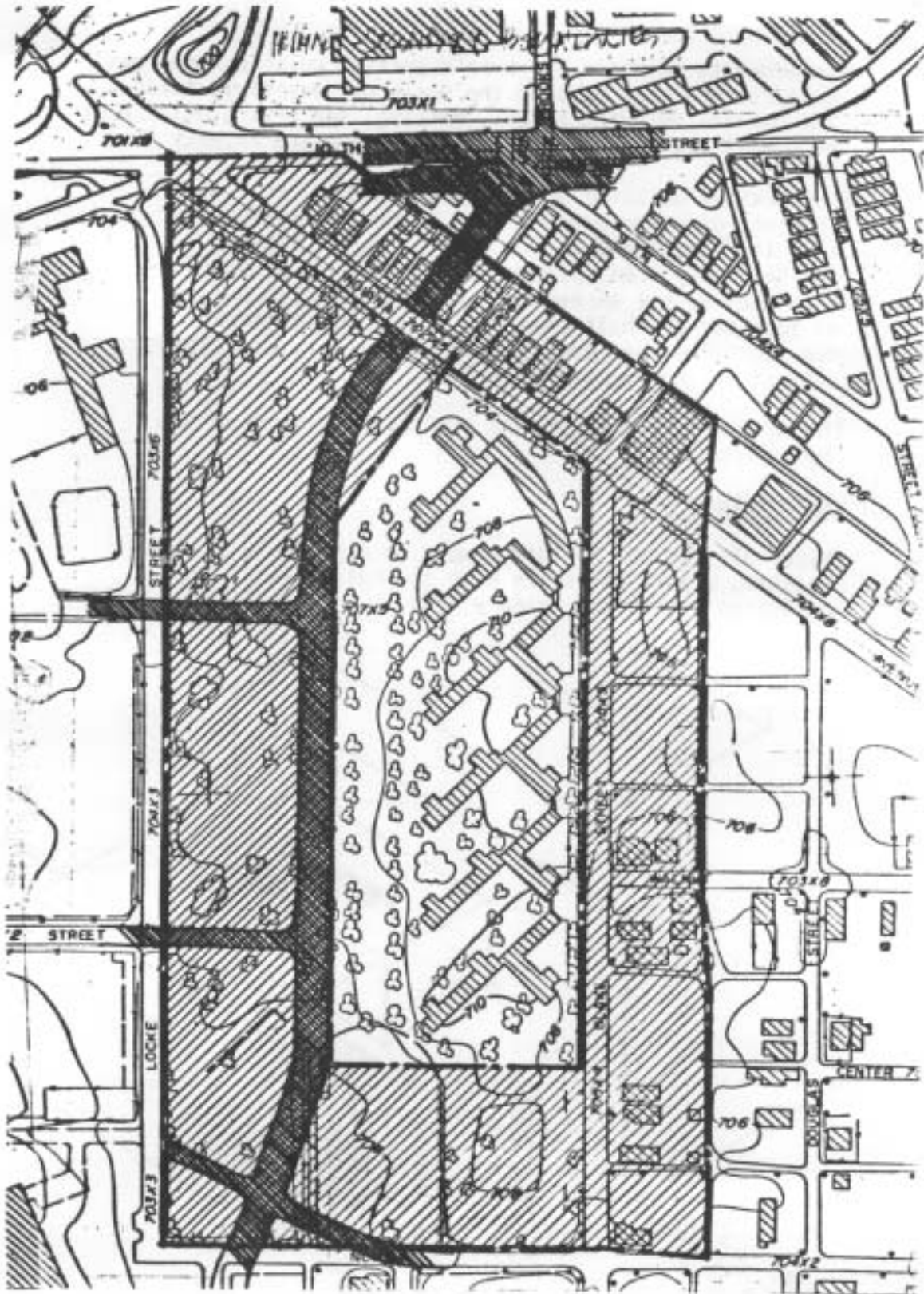
a. Location

*No right-of-way, road, parking facility or structure may be constructed, within eighteen feet (18 ft) of the western edge of the existing west sidewalk of the promenade, which is the distance existing between the east sidewalk and the eastern range of buildings.

*No parking facility or structure may be constructed within ten feet (10 ft) west of the right-of-way of the proposed realignment of Locke (Agnes) Street through the site.

*The setbacks shall be landscaped to buffer the western face of the promenade.





PROPOSED RELOCATION OF LOCKE STREET

b. Scale

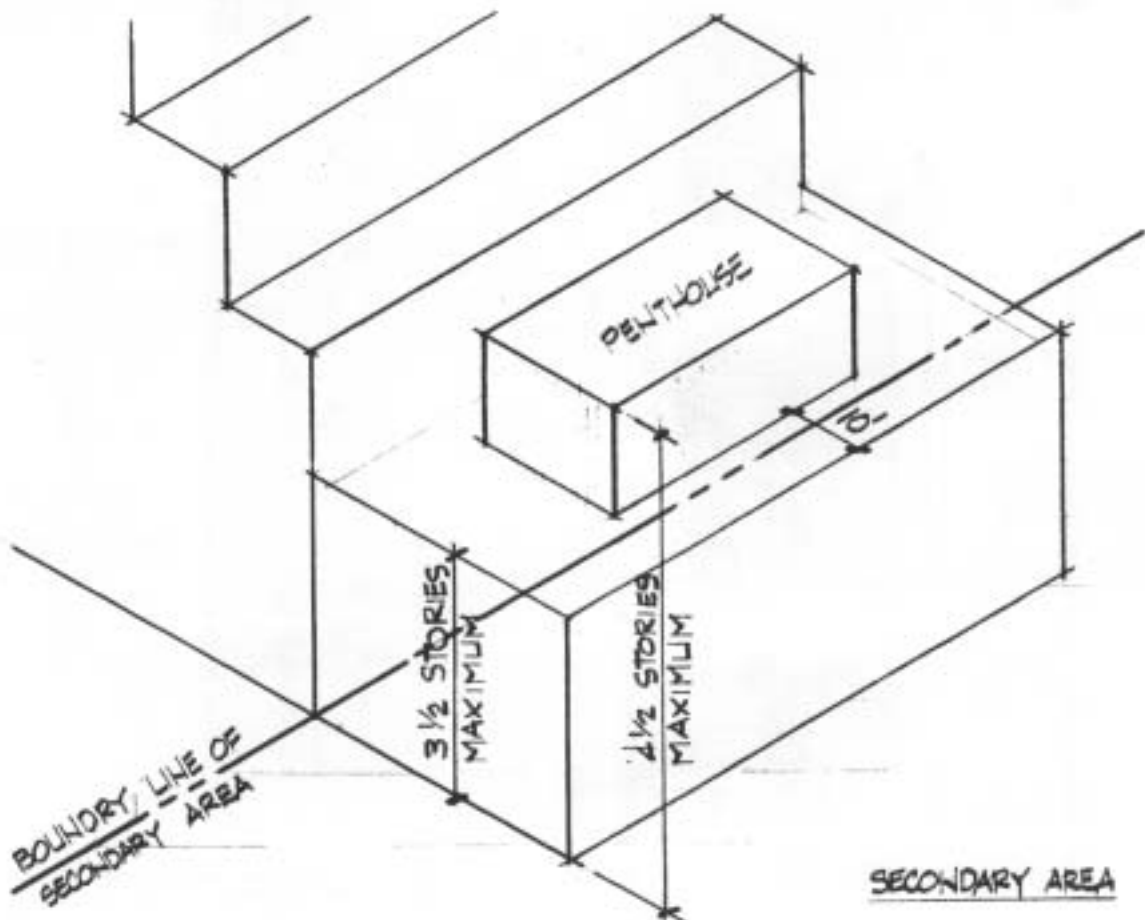
*In order to maintain the area's spatial relationships new construction must respect the scale of Lockefield Gardens. The overall building height, massing, and articulation must be compatible with the structures within the Primary Area.

*The maximum building height for structures or portions of structures erected in the Secondary Area is three and one-half ($3\frac{1}{2}$) stories. Within the Secondary Area, penthouses are allowed provided that they do not exceed an aggregate building height of four and one-half ($4\frac{1}{2}$) stories and are setback ten feet from that edge of that part of the structure closest to the Primary Area.

*There is no building height limitation outside of the Secondary Area.

c. Materials

*Materials for new buildings must be compatible in form, texture, color, and scale with the materials of the buildings within the Primary Area.



PARKING GUIDELINES

The rehabilitation of the Lockefield Garden Apartment Complex, the development of new housing, and the expansion of university and hospital facilities will require parking. This demand will have higher concentration on that portion relating to the university and the hospital than on the areas dedicated to housing. The impact on the historic buildings of the Primary Area must be minimized.

As originally planned, the Lockefield Gardens complex relegated all automobile traffic and parking to the peripheral streets by providing four ten-car garages, each with an access driveway and a paved yard, along the Blake Street side. That location of the garages against the retaining wall of the elevated play areas illustrates that the separation between vehicular and pedestrian areas was a concept in the original plan.

The set of guidelines presented in this section includes specific criteria for the integration of parking within the Primary and Secondary Areas.

1. PARKING GUIDELINES WITHIN THE PRIMARY AREA

*The fundamental goal in the planning and design of parking facilities within the Primary Area is to maintain the original relationship, which still exists today, between vehicular and pedestrian areas. Any new parking scheme must recognize the significant contribution that the play areas make to the quality of open spaces between the buildings. The following guidelines will be used to evaluate parking proposals:

*Parking areas, if above ground or surface, must be located within the areas delineated in illustrations A and B.

*Parking areas can be placed underground. An appropriate location is delineated in illustration C.

*Proposals which may not meet the parking ordinance requirements will be considered on the merits of the proposal.

2. PARKING GUIDELINES WITHIN THE SECONDARY AREA

*Parking within the Secondary Area will serve various types of developments including: institutional, university, and hospital related uses along the west and south sides; housing on the east and north; and an emphasis for commercial development on the northeast portion of the area (see map on page CC5).

*Parking areas may fulfill some of the parking needs of the primary area.

The following recommendations will allow retention of the original concept of relegating the automobile traffic and parking to the peripheral streets by defining and organizing automobile traffic and parking spaces in a manner which does not disturb the original layout of the complex.

*Vacate Blake Street from Indiana Avenue to North Street and develop it as a parking area. Relocate Blake Street to the east of the parking area (see illustration D).

*Encourage new mix use structures which combine: housing, commercial or institutional uses with parking.

3. ADDITIONAL GUIDELINES FOR THE DEVELOPMENT OF PARKING LOTS

*Parking lots must be hard surfaced with materials compatible with those used in the area.

*Car stops must be attractive as well as stable.

*Parking lots must be screened. Trees, as well as understory screen plantings, should be included in landscape planning.

*Parking lot lighting must be inobtrusive and shielded so that the light flood does not extend onto adjacent property.

*Signs must be inobtrusive.

*Delineation of individual spaces should be accomplished through changes in material and textures rather than painted lines.

From the "Commerical Zoning Ordinance of Marion County, Indiana, 1969:"

Professional or governmental offices: one parking space, for each 200 square feet of gross floor area.

Museums, community centers, civic clubs, philanthropic, and eleemosynary institutions: one parking space for 400 square feet of gross floor area.

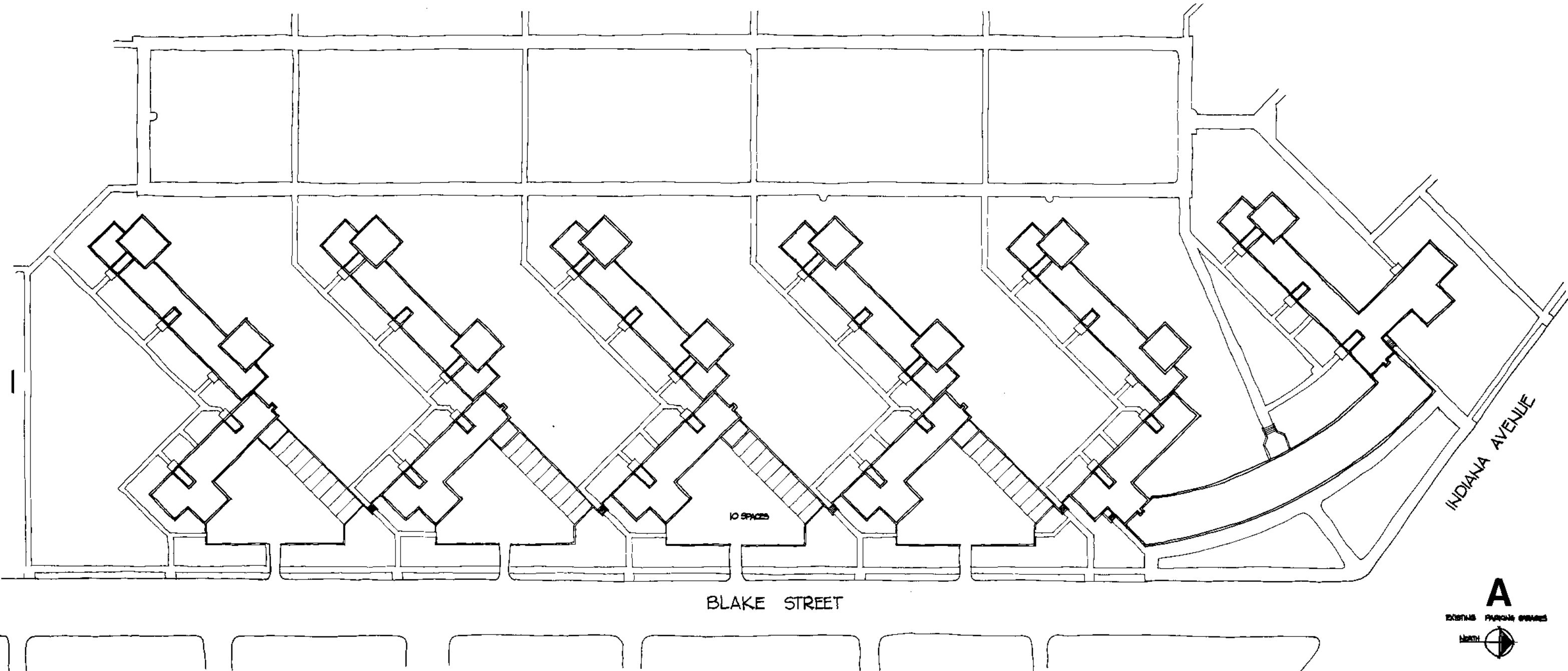
Retail stores generating heavier auto traffic, including, but not limited to, supermarkets and other food stores, ice-cream parlors, bakeries, drugstores, beauty and barber shops, and dime stores: one parking space for each 150 square feet of gross floor area.

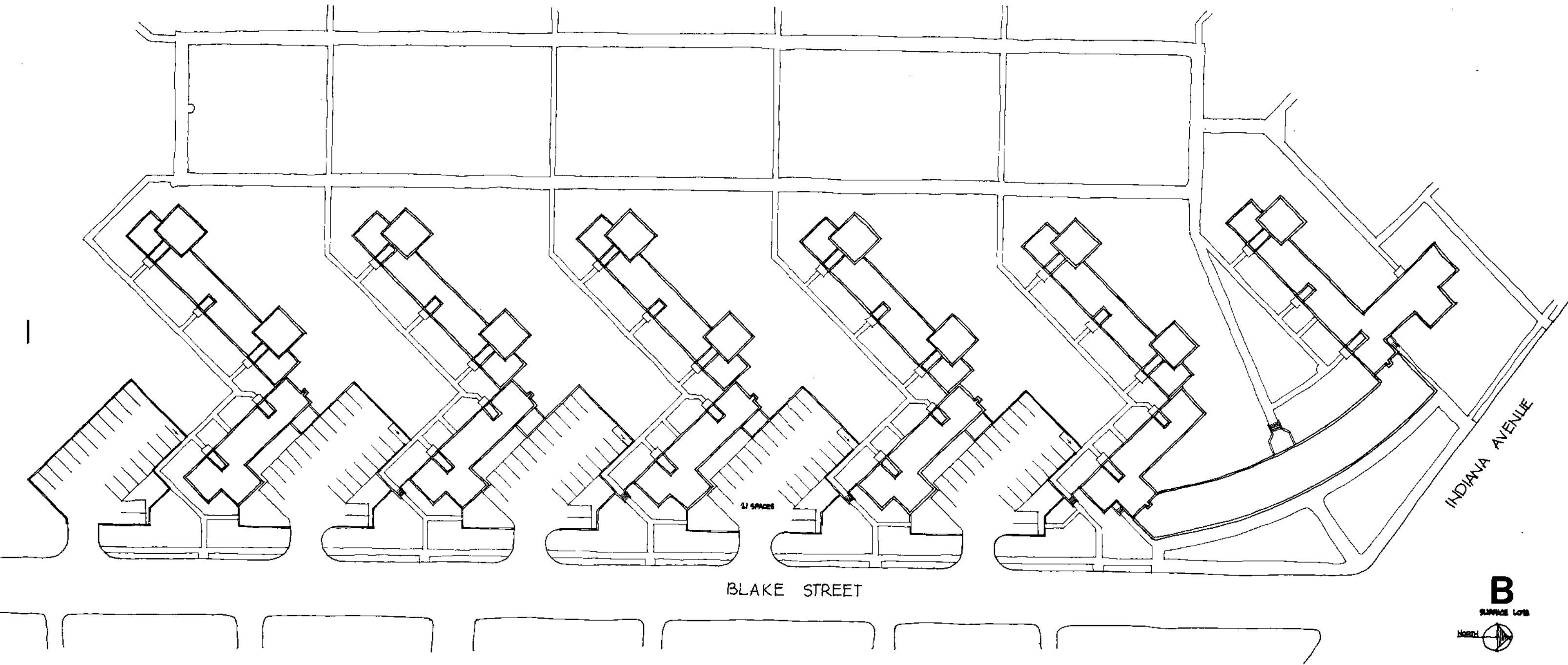
Retail stores generating lighter traffic, including, but not limited to, furniture, jewelry, gifts, hardware, appliance stores, and the like; personal service shops; household or equipment repair shops; clothing and shoe repair shops; interior decorating shops; and wearing apparel shops: one parking sapce for each 300 square feet of gross floor area.

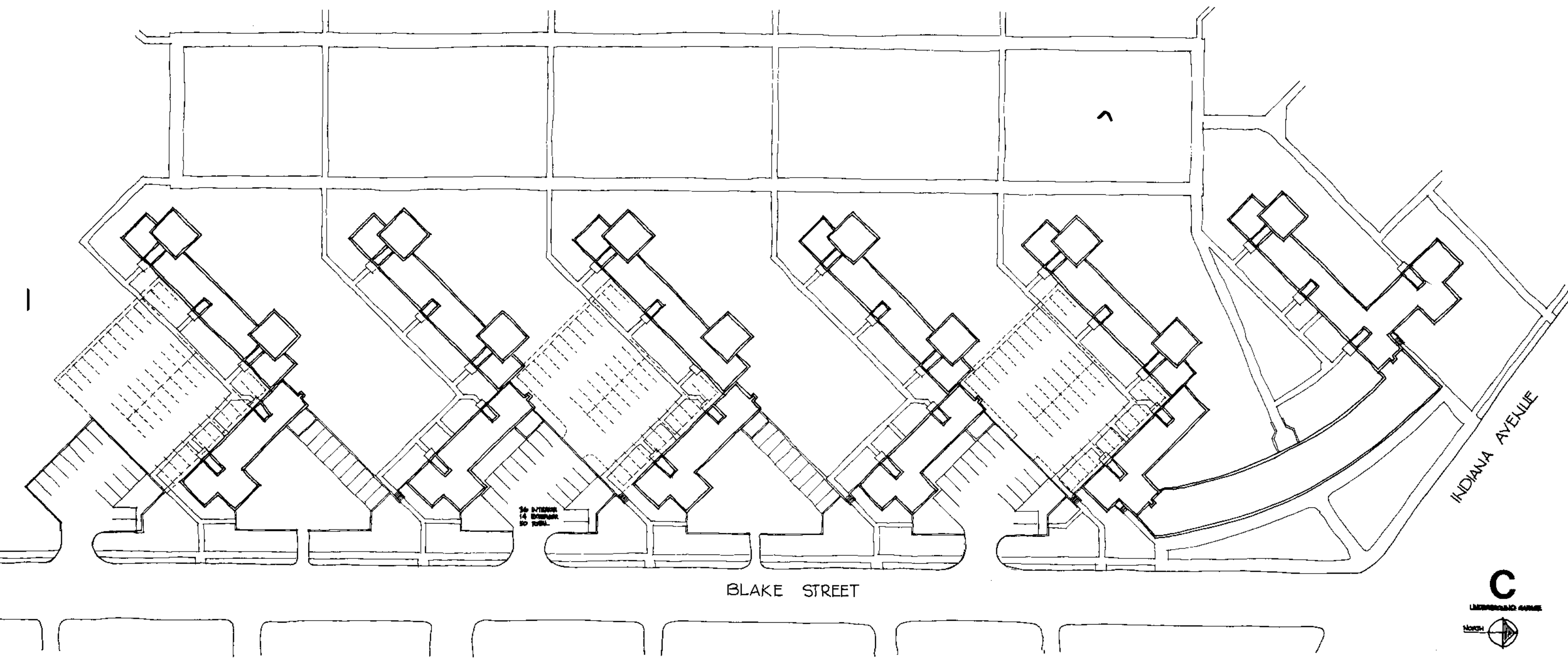
Consult the above referenced zoning ordinance for additional information concerning commercial regulations.

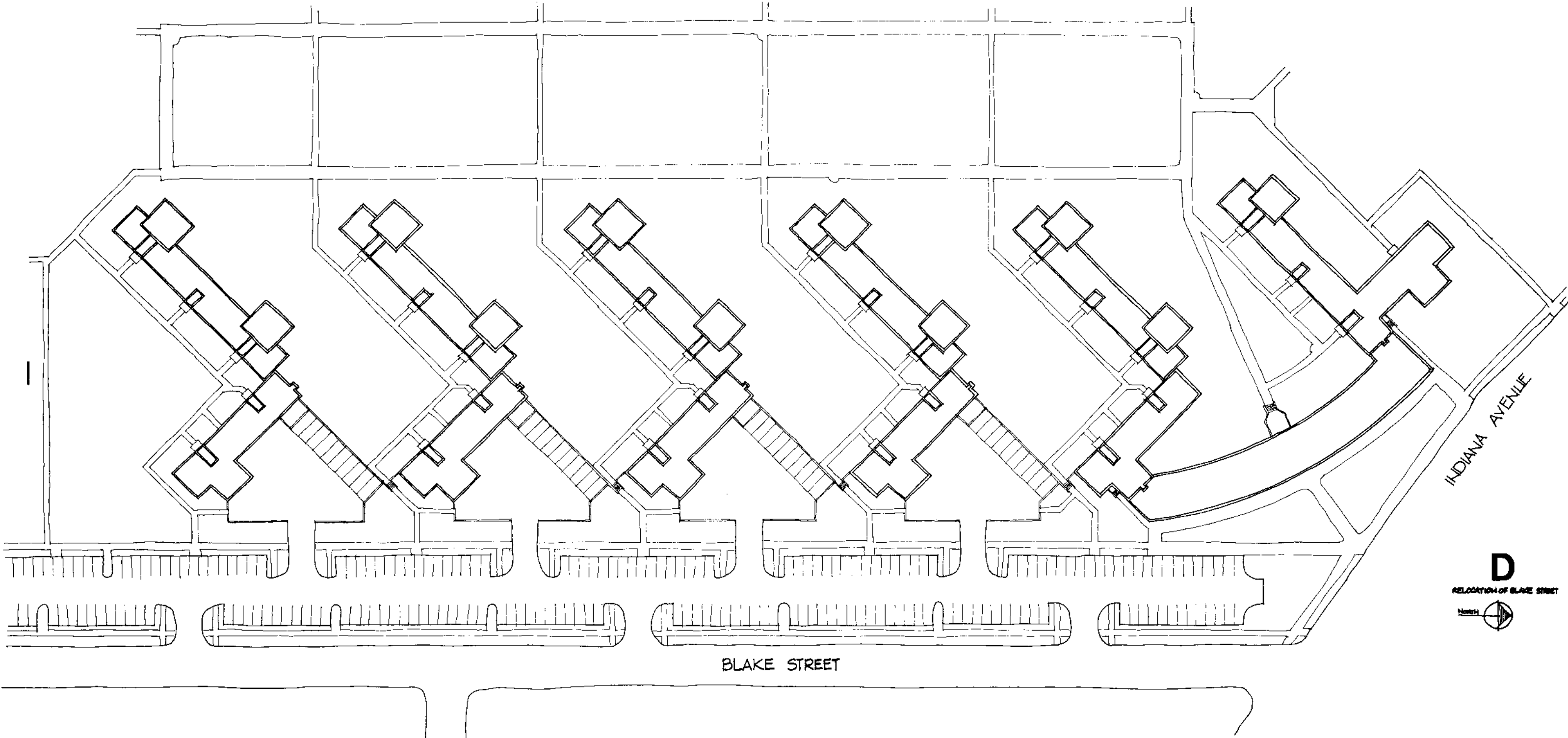
Parking requirements from the "Dwelling Districts Zoning Ordinance of Marion County, Indiana, 1966:"

For every attached multifamily dwelling or detached single-family cluster dwelling, off street parking spaces must be provided at the ratio of one parking space per living unit. In addition, all parking lots must meet the development requirements of Chapter II, Section 2.17E, p. 75 of the above referenced ordinance.









BLAKE STREET

D
RELOCATION OF BLAKE STREET
North

LANDSCAPING GUIDELINES

The existing landscaping features and the original landscape design concept of the Primary Area are to be retained and restored.

*The promenade, sidewalks (around promenade and across it leading to the entrances to the buildings), and other features such as stairs and retaining walls, should be repaired and properly maintained.

*As many trees and shrubs as possible should be maintained.

*The development of the site should include the stabilization and maintenance of the existing landscape and the restoration of deteriorated or missing features.

1. RECOMMENDED STREET TREES

The following list of trees are varieties suitable for planting along any public street, alley, way, place or park:

Acer platanoides (Norway maple)
Acer rubrum (red maple)
Celtis occidentalis (hackberry)
Carpinus betulus (European hornbeam)
Liriodendron tulipifera (tulip tree)
Quercus rubra (red oak)
Koelreuteria paniculata (golden rain tree)
Liquidambar styraciflua (sweet gum)
Fraxinus species (green or blue ash)
Phellodendron amurense (Amur cork-tree)
Sophora japonica (Japanese padoda-tree)
Tilia cordata (little-leaf linden)
Ginkgo biloba (maidenhair tree)
Cleditsia triacanthos inermis (thornless honey locust)
Plantanus species (all plane tree or sycamores)

2. NOT RECOMMENDED STREET TREES

The following tree species shall not be used for planting along any public street, alley, way, place or park:

Acer negundo (box elder)
Acer saccharinum (silver maple)
Catalpa bignonioides (southern catalpa)
Populus nigra "Italica" (Lombardy poplar)
Populus eugenei (Carolina poplar)
Salix species (all willows)
Ulmus pumila (Siberian elm)

The Department of Parks and Recreation is responsible for the location and control of trees in or upon all public streets, alleys, rights-of-way, places, and parks in Marion County. Their regulations for trees within the public right-of-way are as follows:

*No tree shall be planted in any public street, alley, way, place, or park in Marion County less than 40 feet from any other tree planted along the same street, alley, way, place, or public park, or at a distance of less than two feet from any established sidewalk curb bordering any public street, alley, way, or place, except by written permission of the Department.

*No persons shall plant any shade or ornamental tree on or in any portion of a public street, alley, way, place, or park in Marion County, unless the Department first shall have approved the variety, designated the location, and granted a special permit for such planting. A similar permit is required for the removal of any shade or ornamental tree.

*All flora planted with the Department's permission, by any person in or on any public street, alley, way, place or park shall be trimmed by an abutting owner or occupant so as not to obstruct such public street, alley, way, place or park. The city shall not place, nor permit to be placed, any tree or flora that will cause or tend to cause a hazardous or unsafe condition either for pedestrians or motorists.

A. GENERAL INFORMATION

- I. COMMISSION:** refers to the Historic Preservation Commission appointed under IC 36-7-11.1-3.
- II. HISTORIC AREA:** an area, within the county, declared by resolution of the Commission to be of historic or architectural significance and designated an "Historic Area" by the Historic Preservation Plan. This area may be of any territorial size or configuration, as delineated by the plan, without a maximum or minimum size limitation, and may consist of a single historic property, landmark, structure, or site, or any combination of them, including any adjacent properties necessarily a part of the Historic Area because of their effect on and relationship to the historic value and character of the area.
- III. HISTORIC AREA PLAN:** a preservation plan prepared by the Commission for areas within Marion County declared to be local historic areas. Once the Commission has made a declaratory resolution of the historic or architectural significance of any area, structure, or site designated in it, the proposed plan is presented to the Metropolitan Development Commission for public hearing and adoption as part of the comprehensive plan of the county.
- IV. CERTIFICATE OF APPROPRIATENESS:** once a plan is adopted, a person may not construct any exterior architectural structure or feature, or reconstruct, alter, or demolish any exterior or designated interior structure or feature in the area, until the person has filed with the staff of the Commission an application for a Certificate of Appropriateness, plans, specifications, and other materials prescribed, and a Certificate of Appropriateness has been issued. However, this does not:
 - A.** Prevent the ordinary maintenance or repair of any exterior or designated interior architectural structure or feature that does not involve a change in design, color, or outward appearance of it.
 - B.** Prevent any structural change certified by the Department of Metropolitan Development as immediately required for the public safety because of hazardous conditions.
 - C.** Require a Certificate of Appropriateness for work that is exempted by the historic preservation plan.
- V. WORK EXEMPT FROM CERTIFICATE OF APPROPRIATENESS:** the historic preservation plan may provide that certain categories of work accomplished in the Historic Area are exempt from the requirement that a Certificate of Appropriateness be issued. Various historic preservation plans may exempt different categories of work.
- VI. CERTIFICATE OF AUTHORIZATION:** the Certificate of Authorization is granted to allow an applicant to proceed with inappropriate work in those cases in which undertaking the appropriate work would result

in substantial hardship or deprive the owner of all reasonable use and benefit of the property or where its effect would be insubstantial.

VII. DEFINITIONS:

ELEVATION: a drawing showing the elements of a building as seen in a vertical plane.

FOOTPRINT: the outline of a building on the land.

NEW CONSTRUCTION: any work undertaken on a new building or feature. An addition to an historic structure is considered new construction.

PLAN: a drawing illustrating the elements of a building as seen in a horizontal plane.

REHABILITATION: any work undertaken on an existing building, regardless of the age of the building.

STREETSCAPE: a view or picture of the street setting depicting the proposed or existing building in relationship to other buildings on the street.

B. PROCEDURES

I. APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

In order to construct any exterior architectural feature or reconstruct, alter, or demolish any exterior or designated interior structure or feature in an historic area, a Certificate of Appropriateness must be applied for and granted. A Certificate is required before a building permit can be issued and before any development standards, land use variance or rezoning can be granted. The Certificate of Appropriateness issued must be posted in a conspicuous location visible from the principal right-of-way — i.e., the street — for the duration of the work.

II. APPLICATION FILING DEADLINES

Applications for a Certificate of Appropriateness are due on Friday two weeks prior to the Commission meeting at which they are to be considered, with the following exceptions:

- A. All applications for land use variances or rezonings must be filed at least thirty-five (35) days prior to the initial hearing at which they are considered unless otherwise requested by the applicant and approved by the Administrator of the Commission.
- B. All applications for new construction must be filed at least thirty-five (35) days prior to the initial hearing at which they are considered unless otherwise requested by the applicant and approved by the Administrator of the Commission.

If the applicant needs assistance in filling out the application or has questions regarding the proposed work, the Commission staff is available for technical assistance. Applicants are encouraged to call for an appointment.

III. DOCUMENTATION OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

All work requiring a Certificate of Appropriateness must be reviewed and approved by the Commission. For the purpose of review and public notification requirements, an application for certificate must be filed with the Commission. Applications for Certificate of Appropriateness must be fully documented to allow for proper and speedy review. Applications not meeting this criterion will be returned to the applicant with a list of items requiring additional documentation. Only fully documented applications will be docketed for hearing.

A. Documentation Required for Development Standards Variances, Land Use Variances, and Rezoning Applications

- 1) Site Plan or measured drawing indicating the following:
 - a) Existing location of structure, parking, lighting, signs, driveways, utilities, and other appurtenances with their dimensions and configuration.
 - b) Proposed improvement for new structures, parking, lighting, landscaping, signs, driveways, utilities, and other appurtenances with their dimensions.
 - c) Lot dimensions.
 - d) Setbacks from right-of-way and other property lines.
 - e) Distance from structures on adjoining property(ies).
- 2) Elevations, streetscapes, and other detail drawings where required: (see new construction and other certificates).
- 3) Area Map indicating the following:
 - a) Land use patterns in immediate two-block radius.
 - b) Zoning classifications within the same area.
- 4) Legal description for property including:
 - a) Meets and bounds description.
 - b) Parcel number.
 - c) Hex number.

These can be obtained from various Township Assessor's offices.
- 5) Detailed Description of proposed use, intensity, anticipated parking requirements, and lighting levels.

A minimum of two copies of the required documentation must be submitted. Additional copies may be required for filing rezoning or variance applications or securing permits from other agencies. One copy will remain in the records of the IHPC. All other copies will be returned to the applicant with the approval of the Certificate of Appropriateness or Authorization.

B. Documentation Required for New Construction Applications

- 1) Site plan or measured drawing indicating the following:
 - a) Existing location of structures, driveways, curb cuts, utilities, property lines, right-of-ways, building setbacks, and allowed side yards; existing planting materials and size; and other pertinent information, including but not limited to lot and parcel number, existing zoning, existing variances and easements.
 - b) Proposed building(s) footprint with dimensions relative to property lines, right-of-ways, and building(s) setbacks; demolition or removal of site features, including: new parking and driveways, utilities, planting and landscaping, sidewalks and patios, mechanical equipment, and other appurtenances.

- 2) Photographs* showing:

- a) A general view of the street showing building site and adjacent properties (streetscape).
- b) Individual photographs of the buildings immediately adjacent to and across the street and/or alley from the site.

*Photographs should be 3" X 3" or 3" X 5" minimum format in black and white or color and must be labeled to identify location and photo direction.

- 3) Building(s) elevations:

- a) Design of all elevations.
- b) Vertical dimensions, grade lines, depth of foundation, and roof slopes.
- c) Fenestration and entrances to building(s), indicating type of operation, dimensions, and materials.
- d) Porch(es) configuration(s).
- e) All mechanical vents and equipment.
- f) Location and type of outdoor light fixtures.
- g) Proposed materials of walls, roofs, chimney flues, gutters and downspouts, exterior stairs, and all other exterior features.

- 4) Streetscape drawn to scale, depicting the footprint of buildings on the block and street facade of the building and a minimum of two existing buildings on each side of the proposed site. If the site is a corner location, then the streetscape drawing shall depict the buildings adjacent to the site on both sides of the street.

- 5) Floor plans depicting the arrangement of interior spaces, location of windows and doors, mechanical equipment, electrical and other utility service access, and the unit(s) gross and net square footages. One floor plan must be submitted for each prototype. Floor plans do not need to be ready-for-bid construction documents, but they need to indicate overall dimensions.

- 6) Materials specification outline with samples, brochures, and/or photographs of all exterior materials, finishes, and fixtures.
- 7) Narrative describing the project: its intended use, density of development; pertinent marketing facts, if applicable; and anticipated date of construction and completion.
- 8) Phased development plan, if applicable. Documentation must include items 1 through 7 in addition to a construction development schedule, and final construction documents for each phase to be submitted prior to commencing work.
 - a) Prior to commencing work on each phase, the staff must review the proposed construction.
 - b) Any modification to the development plan requires a new application for Certificate of Appropriateness.

A minimum of two copies of the following documents must be submitted with the application:

- Site plan
- Building elevations
- Materials specifications outline
- Phased development plan, when applicable

Additional copies may be required for filing rezoning or variance applications or securing permits from other agencies. One copy will remain in the records of the IHPC. All other copies will be returned to the applicant with the approval of the Certificate of Appropriateness or Authorization.

C. Documentation Required for Rehabilitation of Existing Structure Applications

The following requirements apply to those items of work in a rehabilitation project that constitute a change in the present exterior appearance of a property and that are not specifically exempt in the policy manual of the Commission.

All applications require photographs of the building elevations depicting the existing features and present conditions of the structure. Photographs should be a minimum of 3" X 3" or 3" X 5" format in color or black and white and must be labeled to indicate location and photo direction.

- 1) Change to the paint colors of a building:
 - a) Detailed color scheme indicating where each color is to be applied (siding, trim, window sash, etc.) and the manufacturer's paint identification name and number. Color chips must also be submitted. Two copies are required.
- 2) Change to siding and/or trim of a building:
 - a) Drawings of proposed changes indicating dimensions, configuration, type of materials, and where these are to be applied; for siding, indicate the area (square feet) of the siding to be replaced. Two copies are required. Additional sets may be required for securing building or other permits.
 - b) Written description (when necessary) of proposed work indicating the condition of existing materials or method of installation for new work.
- 3) Application of hardboard siding:
 - a) Photographs of each side of the building.
 - b) Photographs showing areas and extent of deterioration.
 - c) Estimate of cost of construction from three (3) contractors (one of whom must be experienced in the rehabilitation of historic structures).
 - d) Material samples.
- 4) Changes to roofing materials, gutters and/or downspouts:
 - a) Written description of gutter system (whether box, roof mounted, hung, fascia-mounted, or other type), indicating type of material, size, and finish; description of downspouts (round, square, or rectangular), indicating type of material, size, and finish.
 - b) Written description of proposed replacement gutter and/or downspouts (type, size, material, and finish).
 - c) Detail drawings if the proposed system is a modification or change from the existing system. Two copies are required.
- 5) Structural alterations (remodeling, new additions, new porches):

- a) Photographs of each side of the building, depicting existing conditions.
 - b) Site plan drawn to scale showing the building footprint; location of proposed addition or porch to be built or removed; location of all trees more than 6" in diameter, identified according to species (common name); location of existing sidewalks, and material and dimensions; and location of garages and other buildings. Two copies are required. Additional copies may be required for securing building or other permits.
 - c) Floor plan and elevations for new additions or porches, showing dimensions and location of columns, windows, doors, vents, materials, and finishes. Two copies are required.
 - d) Samples and brochures of roofing, siding, and paint materials; brochures or photographs of new windows, doors, light fixtures, hardware, skylights, ventilators, and other fixtures or equipment, as applicable.
- 6) Removal of significant existing additions, porches or features.
The following documentation must accompany an application for Certificate of Authorization when the addition, porch or feature to be removed is original or significant to the history and/or architectural development of a building or site:
- a) Photographs of each side of the building depicting existing conditions.
 - b) Site plan drawn to scale showing the building footprint and the relationship of the feature or architectural element to the main structure and the property lines. Two copies are required.
 - c) Written statement indicating the date of construction of the feature with supporting evidence (i.e., Sanborn map of the period the building was built, photographs or other contemporaneous graphic materials.
 - d) Description of the structural system, if applicable, and the material components, as well as its physical dimensions.
 - e) Description of its present use.
 - f) Written statement giving the reasons for the proposed removal of architectural elements or features.
 - g) Additional supporting materials and substantiating documentation may be required as per section E - Documentation Required for Demolition of structures, items 2, 3, 4, page B-13 and section G, page B-17 of IHPC Manual of Procedures and Policies.
- 7) New landscaping and fixtures or changes to existing landscape
- a) Site plan drawn to scale showing location of the footprints of the main structure and existing out-buildings with respect to property lines; all trees of more than 6" in diameter; all bushes identified according to species (common name); and all existing and proposed sidewalks, fences, fountains, and other appurtenances. Two copies are required.
 - b) Elevation and detail drawings indicating dimensions of all proposed site fixtures including: fences, fountains, gazebos, play equipment, retaining walls, and other appurtenances;

brochures and photographs of equipment or manufactured fixtures may be submitted in lieu of measured drawings; manufacturer and item model number or designation must be included. Two copies are required.

- c) List of all proposed planting materials indicating their size at the time of installation and at their maturity.

D. Documentation Required for Sign Applications

- 1) Drawing indicating the dimensions, materials, and configuration of the proposed sign; style and size of lettering; sample of colors to be utilized; and mounting height.
- 2) Site plan showing the relationship of the proposed sign to the building and the property lines, when free standing.
- 3) Photograph of building facade if sign is to be affixed to the structure, indicating mounting height and method of installation. Photographs should be 3" X 3" or 3" X 5" format in black and white or color and must be labeled to identify location and photo direction.

A minimum of two copies of the required documentation must be submitted. Additional copies may be required for filing rezoning or variance applications or securing permits from other agencies. One copy will remain with the records of the IHPC. All other copies will be returned approved to the applicant.

E. Documentation Required for Demolition of Structures

- 1) Photographs of all sides of the building or structure for which demolition is proposed. Photographs should be 3" X 3" or 3" X 5" minimum format in black and white or color and must be labeled to identify location and photo direction.**
- 2) An inspection report, certified by a registered architect, professional engineer, or a building official of the city, affirming the structural condition of the building.**
- 3) Bonafide quotes from three (3) licensed contractors of the cost of rehabilitating the structure in question to bring it to minimum standards of habitability or usefulness; the quote must include an outlined specification and a scope of work for the building.**
- 4) Proof of economic hardship or insubstantial effect, if required. Refer to page B-17 for the documentation required for substantiating economic hardship.**

F. Documentation Required for Moving Structures to an Historic Area

- 1) Photographs* showing:
 - a) Each side of the structure or building at its present site and a general view of its surroundings that will include the adjacent buildings.
 - b) The front of the proposed new site that will include at least two of the adjacent buildings or sites.

*Photographs should be 3" X 3" or 3" X 5" minimum format in black and white or color and must be labeled to identify location and photo direction.
- 2) Historic profile of the building to be moved which includes the date of construction, if known; a chronology of ownership; real estate transactions associated with the property (i.e., chain of title); and other pertinent documentation.
- 3) Site plan of the proposed new site indicating the location and dimension of the property lines with respect to any existing right-of-ways, of any utility easements, and of building set-backs. A footprint of the building at its proposed location must also be included on the site plan.
- 4) Legal description of the new site.
- 5) A copy of any deed restrictions or covenants on the property and improvements, existing or to be attached to it as a condition for the relocation of the building.
- 6) Comprehensive scope of the work for the moving operation and the rehabilitation of the building once relocated indicating materials, exterior finishes, modifications if any, and a projected schedule.
- 7) Floor plans and elevations if modifications or additions are to be made.
- 8) Explanation of why the building must be moved.
- 9) Statement explaining the intended use of the property.

A minimum of two sets of the following documents must be submitted with the application:

Site plan
Comprehensive scope of work
Floor plans and elevations, if applicable

Additional copies may be required for filing rezoning or variance applications or securing permits from other agencies. One copy will remain in the records of the Commission. All other copies will be returned to the applicant with the approval of the Certificate of Appropriateness or Authorization.

6. Documentation Required to Substantiate Certificate of Authorization

- 1) An applicant seeking a Certificate of Authorization for the demolition or alteration of a structure must provide the following information:
 - a) A history of the property including documented date of construction of the structure.
 - b) Reasons why the applicant believes there is substantial hardship, deprivation of use and benefit, or insubstantial effect.
- 2) An applicant seeking a Certificate of Authorization for the demolition or alteration of a structure based on substantial hardship or upon depriving the owner of all reasonable use and benefit and the facts supporting the request are wholly or partially economic or financial in nature, in addition to the information requested under 1, must provide the following information:
 - a) In the case of a proposed demolition, a written statement from a developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
 - b) The estimated market value of the property: in its current condition; after completion of the proposed construction, alteration, demolition or removal; after any changes recommended by the Commission; and, in the case of a proposed demolition, after renovation of the existing property for continued use.
 - c) Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
 - d) Assessed value of the property according to the two most recent assessments.
 - e) Real estate taxes for the previous two years.
 - f) Other information needed by the Commission to make a determination as to whether the property does yield or may yield a reasonable return to the owners, including the income tax bracket of the owner, applicant, or principal investors in the property.

The Commission or staff may waive some of these information requirements in appropriate circumstances.

The applicant may also consider furnishing the following:

- a) Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit, corporation, limited partnership, joint venture, or other.
- b) Remaining balance on any mortgage or other financing

- secured by the property and annual debt service, if any, for the previous two years.
- c) Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two years.
 - d) If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and description of deduction and cash flow before and after debt service, if any, during the same period.
 - e) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
3. An applicant seeking a Certificate of Authorization for the demolition or alteration of a structure that is more than 40 years old based upon insubstantial effect, in addition to the information required under 1 and 2, must provide the following information:
- a) An evaluation of the historic and/or architectural significance by a professional architectural historian.

The Commission or staff may waive this professional requirement in appropriate circumstances.

The Commission may secure testimony or documentation with regard to item 1 from staff or an independent agent before it makes a determination.

The Commission will review all the evidence and information required of an applicant and/or staff or independent agent at a public hearing and make a determination within forty-five (45) days of receipt of all requested documentation.

IV. NOTICE REQUIREMENT

A. Notice by Publication

At least ten (10) days before the Commission holds a public hearing on any application for Certificates of Appropriateness notice is published by the Commission.

B. Notice to surrounding property owners and neighborhood organizations

Notice of each application for a Certificate of Appropriateness must be given by the applicant by registered, certified, or first-class mail at least fifteen (15) days before the hearing to the owners of all adjoining parcels of ground to a depth of two (2) ownerships within two hundred (200) feet of the perimeter of the subject property and within Marion County.

For the purpose of determining names and addresses of legal title owners, the records in the office of the various Township Assessors of Marion County which list the current owner of record at the time the notice is sent, are deemed to be true names and addresses of persons entitled to notice.

C. Notice must include:

- 1) The application number and substance of the petition.
- 2) The location (by address) and the legal description of the subject property.
- 3) The name and address of the petitioner (and the developer, if known).
- 4) The time and place the application will be heard.
- 5) That the petition and file may be examined in the offices of the Commission.

D. Notice must also be sent to each neighborhood organization which has been registered at least forty-five (45) days prior to the filing of the application within the boundaries of the Historic Area within which the subject property is located. Names and addresses of said organization(s) shall be registered at the Commission office.

E. Affidavit of Notice: The petitioner or his representative must furnish evidence of compliance with the above notice requirements by filing a notarized statement with the Commission listing the names and addresses of property owners and neighborhood organizations to whom notice was sent by certified, registered or first-class mail. This notarized statement must be postmarked or filed with the Commission within three (3) business days following the mailing of the notice.

V. HEARINGS

Upon hearing an application for a Certificate of Appropriateness, the Commission will determine whether the proposal is appropriate to the preservation of the area and to the furtherance and development of historic preservation.

A. Time and Place of Public Hearings

Regular meetings and public hearings of the Indianapolis Historic Preservation Commission are held in the City-County Building, Indianapolis, Indiana at 5:30 P.M. on the first Wednesday of each month. If the regular meeting date falls on a legal holiday, the meeting will be held on the following day which is not a legal holiday. Public hearings of the Hearing Officer are normally held in the City-County Building, Indianapolis, Indiana at 12:00 noon on every Tuesday. If a hearing day falls on a legal holiday, the meeting will be held on the following day which is not a legal holiday.

B. Special Meetings

A special meeting of the Commission may be held if called by the President or by five members.

C. All Meetings and Hearings Public

All meetings and hearings of the Indianapolis Historic Preservation Commission and all Hearing Officer hearings are open to the public. Both applicants and remonstrators have the right to give testimony in accordance with these rules.

D. Quorum and Official Vote

A majority of the members of the Commission constitute a quorum, and the concurrence of a majority of the Commission is necessary to authorize any action.

E. Indecisive Vote

In any case where a vote of the Commission does not result in official action of the Commission as set forth in the previous section, the application will automatically be redocketed and heard at the next regularly scheduled hearing of the Commission.

F. Any Party May Appear in Person, by Agent or Attorney

At all hearings any party may appear in person, by agent, or by attorney. An attorney or other representative of an applicant or remonstrator, may testify and will be sworn in and subject to cross examination. The Administrator of the Commission has the right to appear in person, by agent, or attorney and present evidence, statements, and arguments in support of or in opposition of any case or other matter being considered.

G. All Testimony Under Oath

All testimony before the Commission or Hearing Officer is given under oath of affirmation, which is administered by a person qualified to administer oaths.

H. Time Allowed for Testimony at a Public Hearing

Applicants and remonstrators, respectively, are permitted a total of twenty (20) minutes for the presentation of evidence, statements, and arguments at the public hearing of every case before the Commission or Hearing Officer. A reasonable amount of additional time is then allowed by the Commission or Administrative Hearing Officer for questions, and for staff comments. The applicant may then be permitted ten (10) minutes for rebuttal. The Chairperson of the Commission or the Administrative Hearing Officer, respectively, may waive the above time limit.

I. Continuance

The Commission or its staff may request continuance of any application. One continuance at the request of the applicant will be granted as a matter of right and without cause shown. No other continuance will be granted at the hearing to applicants or remonstrators except for good cause shown.

J. Appeals to Commission Decision

Every determination of the Commission for a Certificate of Appropriateness is subject to review by certiorari upon petition to the Circuit or Superior Court of the county by an aggrieved person, following the requirements of the board of zoning appeals under IC-36-7-4, within 30 days of the date of the decision. Upon notice of the filing of the petition for writ of certiorari, all proceedings and work on the subject premises are automatically stayed.

K. Hearing Officer

The Hearing Officer designated by the Commission may conduct a public hearing of applications for a Certificate of Appropriateness. The Hearing Officer shall hold a public hearing under the same notice and procedural requirements as are applicable to a hearing before the Commission. After the hearing on an application for a Certificate of Appropriateness, the Hearing Officer makes a determination.

The Hearing Officer may not issue a Certificate of Appropriateness for demolition, new development, or land use, and the Hearing Officer may not issue a Certificate of Authorization.

Applications for a Certificate of Appropriateness are due on Friday two weeks prior to the Hearing Officer hearing at which they

are heard. Applications are submitted to the Commission office, 1821 City-County Building.

If the applicant needs assistance in filling out the application or has questions regarding the proposed work, the Commission staff is available for technical assistance. Applicants are encouraged to call for an appointment.

L. Appeals to Hearing Officer Decision

The Commission will provide reasonable opportunity for the applicant, any Commissioner, the Administrator, or any interested person to file appeals to the determination of the Hearing Officer. If an appeal is properly filed, the Commission will hold a de novo hearing and make a determination. If an appeal is not filed, the determination of the Hearing Officer constitutes the final decision of the Commission.

An appeal to a Hearing Officer decision must be filed in the Commission office no later than the end of the fifth business day following the Hearing Officer decision. The appeal need only state that the applicant, or remonstrator, requests a hearing by the Commission.

The same day the applicant, or remonstrator, must mail or deliver a copy of the appeal to all remonstrators' attorneys (and the applicant in the case of an appeal by a remonstrator) who have appeared at the hearing. If none have appeared, the applicant must mail or deliver a copy of the exception to the first two persons who spoke on behalf of the remonstrators.

Upon notice of the filing of an appeal, all proceedings and work on the subject premises are automatically stayed.

Every properly filed appeal is placed on the agenda of the next regular public hearing of the Commission, provided that the public hearing is at least five business days after the expiration of the time for filing a request for appeal. A Certificate of Appropriateness does not become effective until the five-day appeal period is passed.

M. Staff Approval

Certain types of work require only staff approval. These types of work are indicated in the policies in section D. All requests for staff approval must be submitted with the required documentation outlined in this section.

N. Appeals to Staff Approval

In the event an applicant and the staff do not agree with the proposed work and staff approval is not obtained, the applicant may file an application for a Certificate of Appropriateness.

C. TIME LIMITATIONS ON CERTIFICATES OF APPROPRIATENESS

I. Land Use Variances:

- A. The applicant must file for a variance or rezoning with the Division of Development Services within 150 days of the issuance of a Certificate of Appropriateness or Authorization, or the certificate is void.**
- B. Extensions for periods of thirty (30) days, not to exceed ninety (90) days (for a total of 240 calendar days from the date of issuance) may be granted by the Administrator of the Commission upon receipt of a written request from the applicant.**
- C. The use requested must be established within one (1) year of the approval of the variance petition by the Board of Zoning Appeals or the certificate is void.**

II. Rezoning:

- A. Upon denial of a rezoning petition for a parcel of ground within a designated Historic Area by either the Metropolitan Development Commission or the City-County Council, the Certificate of Appropriateness or Authorization approved by the Commission is void.**

III. New Construction and Rehabilitation:

- A. A Certificate of Appropriateness is void when a person granted a certificate fails to meet any of the following:**
 - 1) After the granting of a Certificate of Appropriateness, the required improvement location permit, building permits, and other permits necessary for the approved work are not obtained within a period of 180 days from the issuance of the certificate.**
 - 2) After the issuance of a building permit for the execution of the proposed work, no construction activity has taken place within a period of 150 days.**
 - 3) All construction is not completed within 365 days from the issuance of a building permit unless a phased development plan which establishes a construction schedule requiring more than one (1) year is contained in the certificate.**
- B. The foregoing will not come into effect if the person granted a certificate requests within the time periods established above an extension of these deadlines. Requests for extensions should be addressed to the Administrator of the Commission. The number of extensions allowable will be the same as for those relating to land use variances.**

INTRODUCTION

Many of the procedures necessary to implement the planning recommendations already exist. Implementation can best be achieved with the involvement of developers, private lenders, private owners and investors, various community organizations, and governmental agencies. The public and private sectors are capable of supporting complimentary development activities by working cooperatively to achieve development objectives.

It must be recognized that the funding capabilities of the involved agencies may not immediately support implementation of all strategies. However, when determining the scope of activities in Lockefield Gardens, individual agencies should be guided by the planning recommendations. BOS, IHPC and other divisions of the Department of Metropolitan Development (DMD), the Indianapolis Regional Office of Historic Landmarks Foundation of Indiana (Kemper House), and other organizations involved in preservation and neighborhood redevelopment should work together to coordinate and plan annual redevelopment goals and objectives.

IMPLEMENTING AGENCIES

The following is a list of agencies and organizations which can assist in implementing the recommendations put forth in this plan. All of the recommendations require an ongoing commitment from the public and the private sector.

Business Opportunities Systems (BOS)

Office: Madame Walker Urban Life Center
860 West 10th Street
Indianapolis, Indiana 46202
(317) 635-6915

A non-profit neighborhood-based social service and economic development corporation which is an outgrowth of the Midtown area resident's need to initiate the economic and physical revitalization of their neighborhood. BOS is currently funded through several sources including: the Community Development Block Grant (CDBG) Program, Community Action Against Poverty (CAAP), and private as well as corporate contributions.

BOS currently administers the following programs in Midtown:

1. Paint Up/Fix Up
2. Summer Youth Employment Program
3. Housing Rehabilitation

Historic Landmarks Foundation of Indiana (HLFI)

State Headquarters: 3402 Boulevard Place
Indianapolis, Indiana 46208
(317) 926-2301

Indianapolis Regional Office: 1028 North Delaware Street
(Kemper House) Indianapolis, Indiana 46202
(317) 638-5264

HLFI is a not-for-profit organization devoted to the preservation of historical and architectural resources throughout Indiana. The Indianapolis Regional Office of HLF (Kemper House) concentrates its activities in Indianapolis/Marion County. Various services from referrals to the purchase and resale of properties are provided through Kemper House.

Metropolitan Development is a department of the City of Indianapolis organized into four divisions which are involved in the physical development of the city. The divisions are:

Indianapolis Historic Preservation Commission

Office: Room 1821 City-County Building
200 East Washington Street
Indianapolis, Indiana 46204
(317) 236-4406

IHPC is a public agency created by a statute of the State of Indiana in 1967. Its purpose is to promote, facilitate, and accomplish the preservation of historic buildings, structures, and areas of Indianapolis/Marion County through research, through the development of historic area plans, and the implementation of the design review process for designated historic districts, sites, and structures.

Division of Development Services

Office: Room 1822 City-County Building
200 East Washington Street
Indianapolis, Indiana 46204
(317) 236-5010

This division is responsible for three major programs: zoning, permits, and code enforcement. The administration of zoning involves the review and processing of zoning changes, variance requests, etc. and enforcement of zoning and sign ordinances. Development Services is responsible for the inspection of construction activities, as well as existing structures, to ensure their compliance with applicable city codes. The division also issues licenses to general contractors and permits for construction activities.

Division of Economic and Housing Development (DEHD)

Office: 9th Floor
148 East Market Street
Indianapolis, Indiana 46204
(317) 633-3480

This division is responsible for most of the housing and development activities promulgated by the city. Various programs within the division include housing counseling, housing rehabilitation, economic development, and other such development projects.

Division of Planning

Office: Room 2021 City-County Building
200 East Washington Street
Indianapolis, Indiana 46204
(317) 236-5127

The Division of Planning is responsible for the comprehensive plan and the many planning activities involved in guiding the future physical development of Marion County.

In addition to Metropolitan Development, other city departments involved in the physical development of the city include:

Department of Public Works (DPW)

Office: Room 2460 City-County Building
200 East Washington Street
Indianapolis, Indiana 46204
(317) 236-4400

Public Works is responsible for the maintenance and disposal of city-owned properties. This includes land and buildings acquired through non-payment of back taxes.

Department of Transportation (DOT)

Office: Room 2360 City-County Building
200 East Washington Street
Indianapolis, Indiana 46204
(317) 236-4700

All transportation routes and their maintenance are the responsibility of DOT. This agency is also responsible for the implementation of the Marion County Thoroughfare Plan.

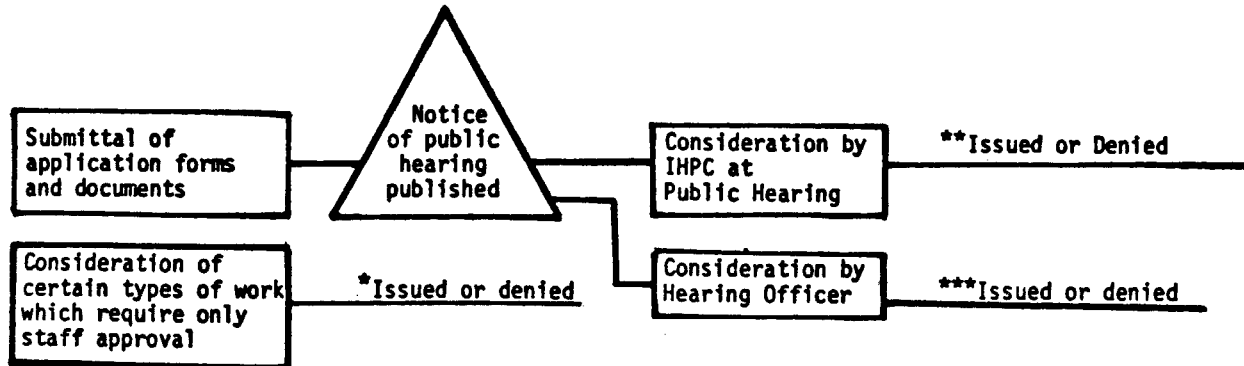
Department of Parks and Recreation (DPR)

Office: 1426 West 29th Street
Indianapolis, Indiana 46208
(317) 924-9151

Parks and Recreation develops and maintains all city-owned parks in Marion County. This department has also been responsible for the planting of street trees and other landscaping within the public rights-of-way.

DEVELOPMENT PERMISSIONS

CERTIFICATE OF APPROPRIATENESS



* Appeal of decision of staff may be made to the IHPC Commission.

** May issue a Certificate of Authorization if appropriate.

*** Appeal of decision of the Hearing Officer may be made to the IHPC Commission.

PERMISSION

Development permission: Certificate of Appropriateness.

When required: When any change in the exterior appearance of a building or grounds within a locally designated historic area which is not exempt in the Commission policies is going to be made.

Responsible agency: Indianapolis Historic Preservation Commission (IHPC).

Prerequisites: None

Other "permissions" for which this is a prerequisite: Rezoning, variances, Regional Center approval, improvement location permits, building permits (for construction or demolition work).

Who may apply: Owner or representative.

Required submittals: Description of work to be done on IHPC application form, photographs, product and color samples (if applicable), drawings and specifications and any other information outlined in the procedures of the Commission.

Fees: None

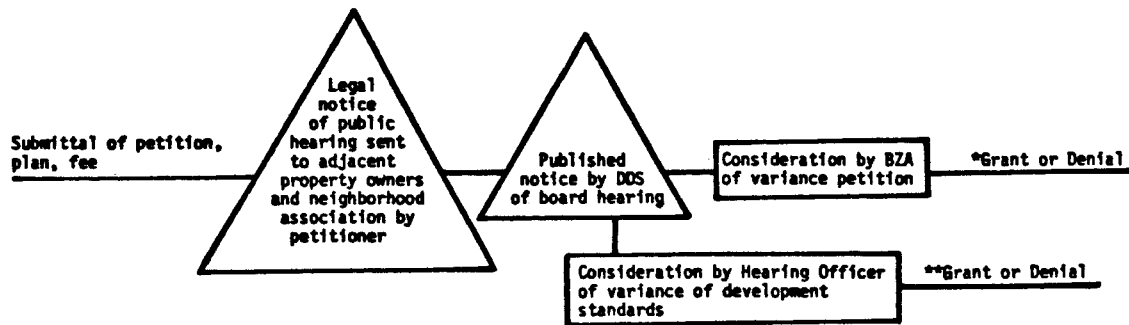
Common application errors: Late submittals, insufficient information, failure to determine requirements before submittal.

Standard for granting: Guidelines in historic area plans.

Time required for process: A minimum of 14 days is required. Applications must be submitted by 5:00 P.M. the Friday two weeks prior to each Hearing Officer or Commission meeting. The Hearing Officer meets every Tuesday, and the Commission meets the first Wednesday of each month.

Contact person for more information: Staff architect, Indianapolis Historic Preservation Commission, 236-4406.

VARIANCE



* If a variance grant raises a substantial question of zoning policy, the Administrator of the Division of Development Services may appeal the decision to the MDC within 5 days of the Board's decision. The decision is reversed if two-thirds of the Commission votes against the variance-grant.

Either a petitioner or remonstrator may seek judicial review of a decision of the Board of Zoning Appeals (or Development Commission decision in a variance case) by filing a petition for Writ of Certiorari within 30 days after the decision.

** Appeal of decision of the Hearing Officer may be made to the BZA.

PERMISSION

Development permission: Variance.

When required: For relief from zoning ordinance use restrictions or development standards.

Responsible agencies: Division of Development Services, Metropolitan Board of Zoning Appeals.

Prerequisites: None

Who may apply: Owner or authorized agent.

Required submittals: Petition, legal description, site and development plan (including elevations) and sign plans.

Fees: Variance of use is \$200; variance of development standards for commercial, multi-family or industrial is \$110; variance of development standards for one and two-family dwellings is \$35.

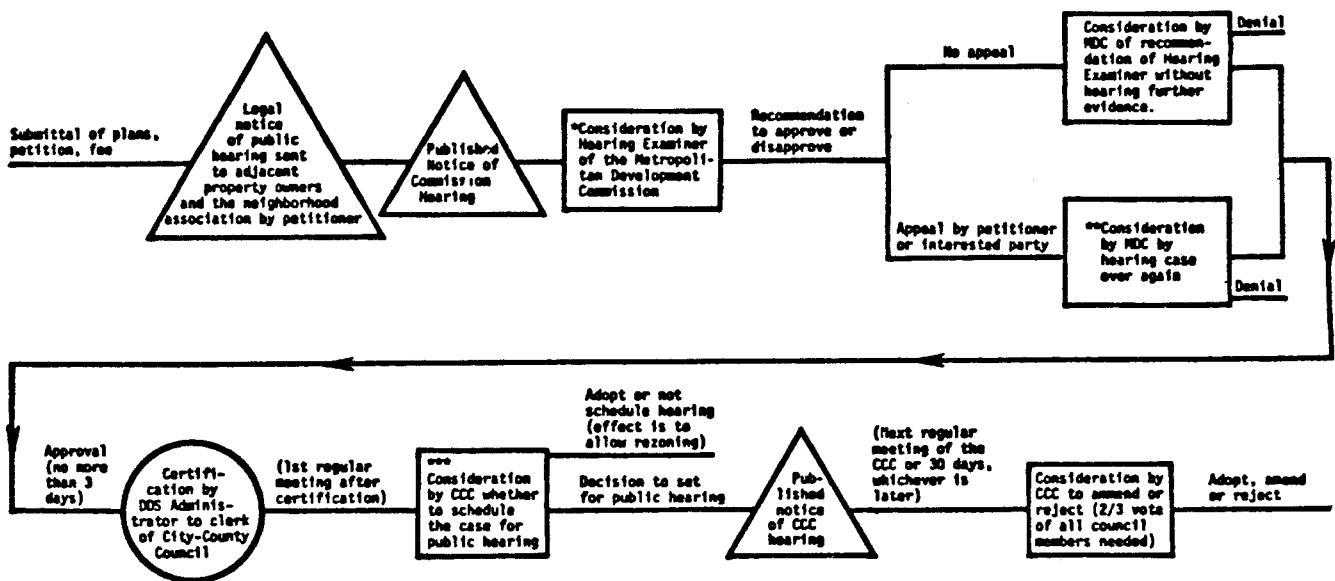
Common application errors: Insufficient information; inadequate site and development plans; incorrect street address.

Standards for granting: Compliance with five statutory requirements (see I.C. 36-7-4-918 [f]).

Time required for process: Use variances take from 45 to 60 days, development standards variances take about 45 days, development standards variances before the hearing officer take from 14 to 21 days. Continuances will extend time.

Contact person for more information: Barbara Gryctko, zoning specialist, 236-5159.

REZONING



*In some instances a rezoning petition may be heard by the MDC without the hearing examiner first holding a hearing.

**Occasionally the MDC will itself decide to hear evidence on a case even though no appeal is taken.

***If the City-County Council does not act on the case at its first regular meeting, the effect is to allow the rezoning.

PERMISSION

Development permission: Rezoning.

When required: When existing zoning does not permit proposed use and development.

Responsible agencies: Division of Development Services, Metropolitan Development Commission, City-County Council.

Prerequisites: None

Who may apply: Owner or authorized agent.

Required submittals: Petition, legal description, perimeter survey.

Fees: \$185; or \$7.50 per acre from 25 acres upward.

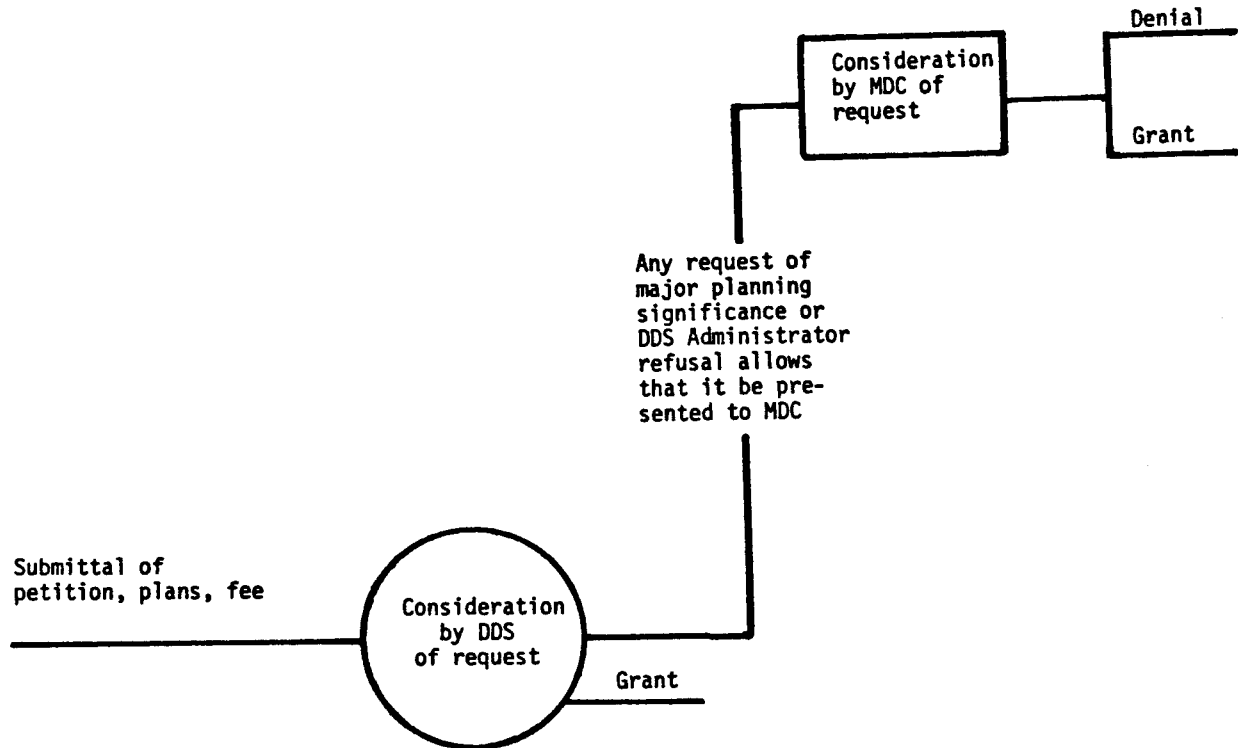
Common application errors: Insufficient information, incorrect legal description, error in survey.

Standards for granting: Conformity with Comprehensive General Land Use Plan, consideration of existing conditions, preservation of property values, highest and best use (see 1.C 36-7-4-601 [b] and 603 [b]).

Time required for process: 60 to 90 days. Continuances will extend time.

Contact person for more information: Carolyn Sage, zoning specialist 236-5167.

REGIONAL CENTER APPROVAL



PERMISSION

Development permission: Regional Center approval.

When required: For all new structures, additions to structures or the establishment of a new use in the Regional Center Secondary Zoning District.

Responsible agencies: Division of Development Services, Metropolitan Development Commission.

Other "permissions" for which this is a prerequisite: Improvement Location Permit, Building Permit.

Who may apply: Owner or authorized agent.

Required submittals: Petition, legal description, site and development plan, including elevations.

Fees: \$60 without a hearing, \$135 with a hearing.

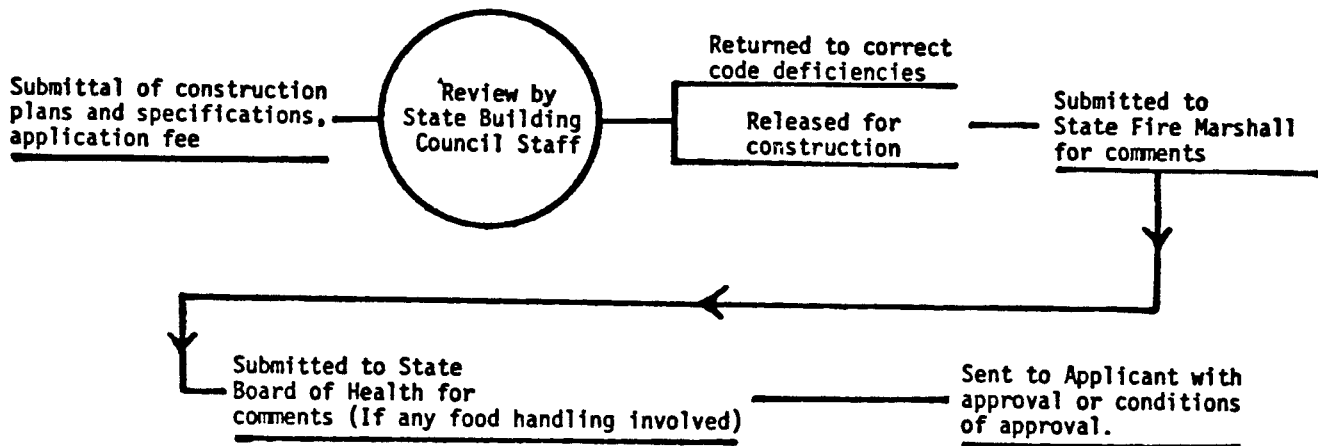
Common application errors: Lack of detail.

Standards for granting: Conformity with the Regional Center plan and applicable zoning ordinance.

Time required for process: Three days.

Contact person for more information: Carolyn Sage, zoning specialist, 236-5167.

ADMINISTRATIVE BUILDING COUNCIL RELEASE



PERMISSION

Development permission: Administrative Building Council Release

When required: Prior to the construction, addition to or remodeling of any multi-family, commercial or industrial building.

Responsible agency: State Administrative Building Council.

Prerequisites: Preliminary review is advisable but not required.

Other "permissions" for which this is a prerequisite: All local building permits.

Who may apply: Owners, licensed architects or engineers. The seal of a licensed architect or engineer is required for any new construction over 30,000 cubic feet or for an existing structure if the structural safety could be affected.

Required submittals: Three sets of construction plans and specifications, application and fee.

Fees: Varies according to type, size and features of project. Minimum fee is \$80.00.

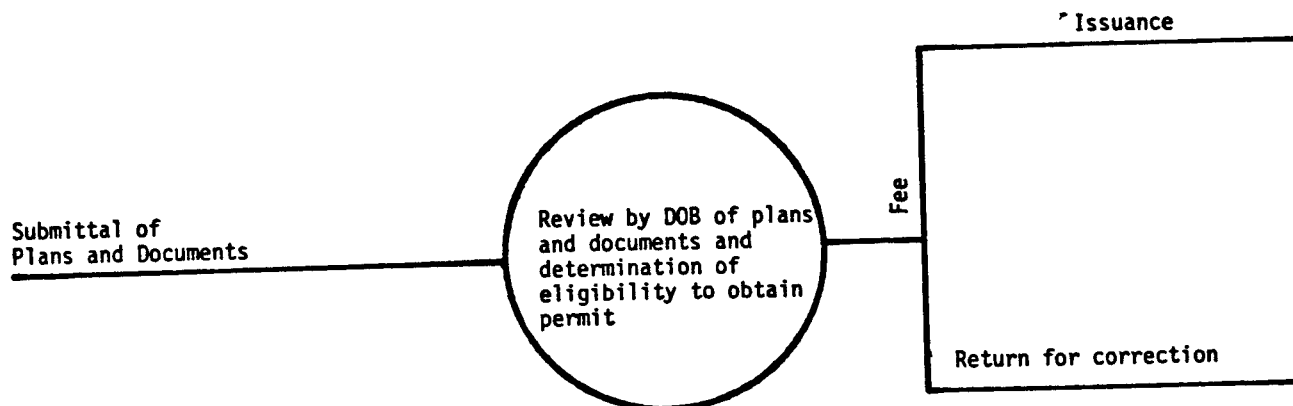
Common application errors: Failure to allow up to one month for the review process to be completed.

Standards for granting: All phases must meet all appropriate state code requirements and approval by the State Fire Marshall's Office and the State Board of Health.

Time required for process: 7 to 30 days.

Contact person for more information: Administrative Building Council, 232-1437.

STRUCTURAL BUILDING PERMIT



PERMISSION

Development permission: Structural Building Permit.

When required: Any construction activity costing more than \$500 for labor and materials or construction activity which creates a potential health or safety hazard.

Prerequisites: Administrative Building Council release (all construction except houses) and an Improvement Location Permit. If a drainage permit or sewer connection permit is required by City ordinance, they must be secured before a building permit can be obtained.

Who may apply: General contractors who are "listed" with the Division of Buildings and owners or long term lessees of property who will accomplish work themselves or with their own employees.

Required submittals: Application for building permit, two sets of construction plans. For an existing building, the plans must show what exists and what changes will be made. Two sets of plot plans.

Fees: Commercial, multi-family and industrial fees are usually based upon square footage.

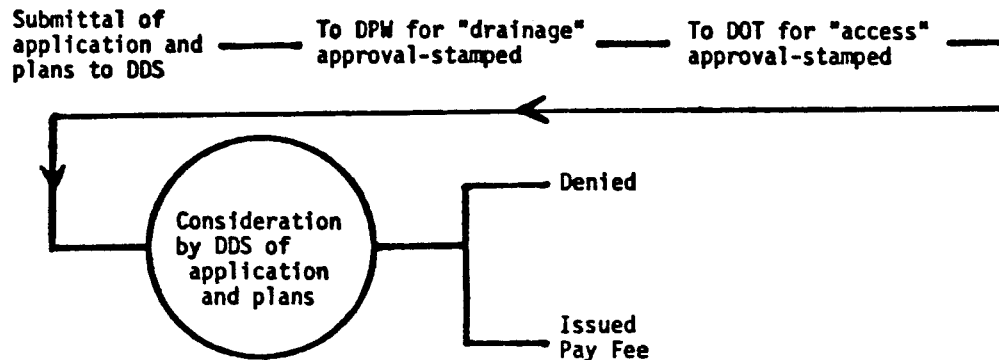
Common application errors: Incorrect street address, submissions not meeting minimum building code requirements, plans not stamped "Released" by the state, contractor's listing or insurance expired, unauthorized person signing application.

Standards for granting: Plans must reflect compliance with state wide minimum code requirements established by the Administrative Building Council.

Time required: 10 to 45 minutes.

Contact person for more information: Building Permits, Room 2141, City-County Building, 236-4986.

IMPROVEMENT LOCATION PERMIT



PERMISSION

Development permission: Improvement Location Permit (ILP).

When required: For all new structures, additions to structures or the establishment of a new use.

Responsible agency: Division of Development Services.

Prerequisites: If in the Regional Center, Regional Center approval is required. If a drainage approval or driveway permit is required by City ordinance, the drainage approval must be obtained and submittal of a driveway permit application must be made before an ILP can be obtained. If a Certificate of Appropriateness is required, it must be obtained before an ILP can be obtained.

Other "permissions" for which this is a prerequisite: Building Permit.

Who may apply: Owner or authorized agent.

Required submittals: Site and development plan, including elevations.

Fees: \$550, or \$100 for an addition of less than 1,000 sq. ft.

Common application errors: Lack of information of proposed use, inadequate plans.

Standards for granting: Compliance with zoning ordinance requirements.

Time required for process: One or two days (assuming drainage approval has been secured and Department of Transportation driveway application has been made).

Contact person for more information: Ramona Neumeister, permit supervisor, 236-5162.

ENABLING STATUTE FOR HISTORIC PRESERVATION COMMISSIONS

In the 1982 session of the General Assembly of the State of Indiana, House Bill No. 1307 was enacted to amend IC 8-9.5, IC 14-3, and IC 36 as part of a codification, revision, and rearrangement of local government law. The enabling legislation of the Indianapolis Historic Preservation Commission, which falls under IC 36, was thus amended. Following are selected passages of this bill which relate most directly to the administration of historic areas. Although the bill was signed into law on February 26, 1982, procedures and bylaws for the new provisions of the statute had not been developed at the time this plan went to print.

CHAPTER 11.1 HISTORIC PRESERVATION IN CERTAIN COUNTIES

Section 6. (a) The commission shall have its staff prepare proposed historic preservation plans for all appropriate areas of the county. Upon the commission's declaratory resolution of the historic or architectural significance of any area, structure, or site designated in it, the proposed historic preservation plan shall be presented to the metropolitan development commission for public hearing and adoption as a part of the comprehensive plan of the county.

(b) The proposed historic preservation plan must officially designate and delineate historic areas and identify any individual structures or sites in it of particular historic or architectural significance, which structures and sites must be listed on the county register of historic places.

(c) With the designation of a historic structure, the plan may additionally expressly identify and designate the interior, or any interior architectural or structural feature of it, having exceptional historic or architectural significance.

(d) The historic preservation plan may include any of the material listed in IC 36-7-4-503 as it relates to historic preservation. Any plan designating one (1) or more historic areas, and any historic structures and sites located in it, must include a historic and architectural or design analysis supporting the significance of the historic area, general or specific criteria for preservation, restoration, rehabilitation, or development, including architectural and design standards, and a statement of preservation objectives.

(e) In preparing a proposed historic preservation plan, the staff of the commission shall inform, consult, and cooperate with the staff of the department of metropolitan development. In carrying out its planning and redevelopment responsibilities in an area for which a historic preservation plan is being prepared or is in effect, the staff of the department of metropolitan development shall inform, consult, and cooperate with the staff of the commission. To the extent possible, commission staff and department staff shall carry out a joint planning effort relative to proposed historic areas with the resulting information and conclusions relating to historic preservation being placed in the proposed historic preservation plan.

(f) Concurrently or subsequently, the commission may prepare and recommend to the metropolitan development commission, for its initiation, approval, and recommendation to the legislative body for adoption, a historic district zoning ordinance or ordinances to implement the historic preservation plan.

(g) Each historic area or historic zoning district must be of such territorial extent and configuration as will best serve the purposes of this chapter, there being no maximum or minimum size limitations thereon whether applied to single or multiple historic properties or sites, and may include any adjacent area necessarily a part thereof because of its effect upon and relationship to the historic values and character of the area.

(h) The proposed historic preservation plan, if approved and adopted by the metropolitan development commission, constitutes part of the comprehensive plan of the county.

(i) The proceeding for approval of this plan, including notice and hearing requirements, is governed by the same rules and requirements applicable to petitions to the metropolitan development commission for amendment of zoning ordinances and for creation of new district classifications, and by all statutory requirements relative to the metropolitan development commission; however, individual notice of the hearing shall be given each owner of property in any proposed historic area, according to the metropolitan development commission's rules and requirements or, alternatively, the owner's consent to the proposed historical area designation may be obtained and filed with the metropolitan development commission.

(j) Amendments to any historic preservation plan, or any segment of it, shall be made in the same manner as the original plan.

(k) The commission shall receive and consider any pertinent information or exhibits such as historical data, architectural plans, drawings and photographs, regarding any proposed or designated historic area, structure, or site, and any request for historic designation or for the exclusion of any property or structure from any proposed or designated historic area.

(l) The commission may adopt any operating guidelines for the evaluation and designation of historic areas, structures, and sites, so long as they are in conformity with the objectives of this chapter.

(m) Upon the adoption of the historic preservation plan the commission may at any time identify by appropriate markers any historic areas, structures, and sites designated by the plan, or any historic area properties in the process of restoration under the plan. These markers may be erected on public right-of-ways or, with the consent of the owner, on the subject historic property. These official informational or identification markers, whether permanent or temporary, constitute an exception to any codes and ordinances establishing sign regulations, standards, and permit requirements applicable to the area.

Section 7. (a) The historic preservation plan may provide that certain categories of work accomplished in the historic area are exempt from the requirement imposed by section 9 of this chapter that a certificate of appropriateness be issued. Categories of work that may be exempted by a historic preservation plan include the construction, reconstruction, alteration, or demolition of a structure or feature. Various historic preservation plans may exempt different categories of work.

(b) After the commission has adopted a declaratory resolution relative to a historic area and presented the historic preservation plan to the metropolitan development commission for adoption or rejection as a segment of the comprehensive plan of the county, no permits may be issued by the department of metropolitan development for the construction, reconstruction, or alteration of any exterior architectural structure or feature in the area or the demolition of any structure or feature in the area until the metropolitan development commission has taken official action on the proposed plan or within ninety (90) days after the date of adoption of the declaratory resolution by the commission, whichever occurs first. If such a permit has been issued before the adoption of a declaratory resolution by the commission the agency issuing the permit may order that the work allowed by the permit, or a part of the work, be suspended until the metropolitan development commission has adopted or rejected the historic preservation plan.

Section 8. (a) After adoption of the historic preservation plan for any historic area, permits may be issued by the department of metropolitan development for the construction of any structure in the area or the reconstruction, alteration, or demolition of any structure in the area only if the application for the permit is accompanied by a certificate of appropriateness issued under section 10 of this chapter.

(b) Notwithstanding subsection (a), if the historic preservation plan for the historic area specifically exempts certain categories of work involving the construction, reconstruction, alteration, or demolition of structures in that area from the requirement that a certificate of appropriateness be issued, then a permit for the work may be obtained from the department of metropolitan development without the issuance of a certificate of appropriateness.

(c) After the adoption of the historic preservation plan for any area, all governmental agencies shall be guided by and give due consideration to the plan in any official acts affecting the area.

(d) On application by any governmental agency or interested party in accordance with section 9 of this chapter, the commission shall make a determination of the appropriateness of any proposed governmental action affecting a historic area. Any official action in conflict with the plan or determined by the commission to be inappropriate is presumed to be not in the public interest and is subject to the enforcement provisions of section 12 of this chapter.

(e) The commission's determination of appropriateness is a prerequisite to any governmental order or action to alter or demolish any designated historic site or any structure in a historic area. No rezoning or variance applicable to a historic area, or any part of it, may be approved by the metropolitan development commission or granted by a board of zoning appeals, except on the commission's prior issuance of a certificate of appropriateness.

Section 9. (a) A person may not construct any exterior architectural structure or feature in any historic area, or reconstruct, alter, or demolish any such exterior or designated interior structure or feature in the area, until the person has filed with the secretary of the commission an application for a certificate of appropriateness in such form and with such plans, specifications, and other material as the commission may from time to time prescribe and a certificate of appropriateness has been issued as provided in this section. However, this chapter does not:

- (1) prevent the ordinary maintenance or repair of any such exterior or designated interior architectural structure or feature that does not involve a change in design, color or outward appearance of it;
- (2) prevent any structural change certified by the department of metropolitan development as immediately required for the public safety because of a hazardous condition; or
- (3) require a certificate of appropriateness for work that is exempted by a historic preservation plan under section 7 of this chapter.

(b) The commission shall hold a public hearing on any application for certificate of appropriateness. At least ten (10) days before the date set for the hearing, notice shall be published in accordance with IC 5-3-1, and notice shall be given additionally to the affected parties in accordance with the commission's rules of procedure.

(c) Upon hearing the application for a certificate of appropriateness, the commission shall determine whether the proposal will be appropriate to the preservation of the area and to the furtherance and development of historic preservation.

(d) In determining appropriateness of any proposed construction, reconstruction, or alteration, the commission shall consider, in addition to any other pertinent factors, the visual compatibility, general design, arrangement, color, texture, and materials in relation to the architectural or other design standards prescribed by the plan or any applicable zoning regulation, the design and character of the historic area, and the architectural factors of other structures in it. In determining appropriateness of any proposed demolition, the commission shall consider, in addition to any other pertinent factors, the character and significance of the subject structure in relation to the historic area and any other structures or sites in it, including its relative contribution to the historic and architectural values and significance of the area.

(e) However, if the commission finds under subsection (d) any application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial, the commission shall issue a certificate of authorization, which constitutes a certificate of appropriateness for purposes of this chapter.

(f) Issuance of a certificate of appropriateness is subject to review by the metropolitan development commission as to its appropriateness in relation to the comprehensive plan. This review must be in accordance with the same procedures and limitations applicable to appeals of decisions of boards of zoning appeals, as provided in IC 36-7-4, and must be initiated only upon notice of appeal by the division of planning and zoning certifying that this determination interferes with the comprehensive plan. All proceedings and work on the subject premises under the certificate of appropriateness are automatically stayed upon notice of the appeal.

Section 10. (a) If the commission determines that the proposed construction, reconstruction, alteration, or demolition will be appropriate, the secretary of the commission shall forthwith issue to the applicant a certificate of appropriateness.

(b) The commission may impose any reasonable conditions, consistent with the historic preservation plan, upon the issuance of a certificate of appropriateness, including the requirement of executing and recording covenants or filing a maintenance of performance bond. If the commission determines that a certificate of appropriateness should not be issued, the commission shall forthwith place upon its records the reasons for the determination and may include recommendations respecting the proposed construction, reconstruction, alteration, or demolition. The secretary of the commission shall forthwith notify the applicant of the determination transmitting to him an attested copy of the reasons and recommendations, if any, of the commission.

(c) Every determination of the commission upon an application for certificate of appropriateness is subject to review by certiorari upon petition to the circuit or superior court of the county by any aggrieved person, in the same manner and subject to the same limitations as a decision of a board of zoning appeals under IC 36-7-4. However, upon notice of the filing of the petition for writ of certiorari, all proceedings and work on the subject premises are automatically stayed.

(d) An appeal may be taken to the court of appeals of Indiana from the final judgment of the court reversing, affirming, or modifying the determination of the commission in the same manner and upon the same terms, conditions, and limitations as appeals in other civil actions.

Section 11. (a) A hearing officer designated by the commission may conduct the public hearing provided for in this chapter on applications for a certificate of appropriateness. The commission may limit by rule or resolution the applications that a hearing officer may hear and determine.

(b) The hearing officer shall hold a public hearing under the same notice and procedural requirements as are applicable to a hearing before the commission. After the hearing on an application for a certificate of appropriateness, the hearing officer shall make a determination.

(c) The hearing officer may not issue a certificate of authorization.

(d) The hearing officer shall set forth the reasons for the determination and may impose conditions in accordance with section 10 of this chapter.

(e) The commission shall provide reasonable opportunity by rules for the applicant, any commission member, the administrator, or any interested person to file exceptions to the determination of the hearing officer. If an exception is properly filed, the commission shall hold a de novo hearing and make a determination. If such an exception is not filed, the determination of the hearing officer constitutes the final decision of the commission.

Section 12. (a) Whenever the commission finds that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary, and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the commission may give the owner written notice to correct the failures or violations within thirty (30) days after receipt of notice, and if the owner fails to comply, then the commission may bring appropriate enforcement actions as provided by subsection (b).

(b) The commission, or any enforcement official of the consolidated city designated by the commission, may enforce this chapter, any ordinance adopted under it, and any covenants or conditions required or imposed by the commission by civil action in the circuit, superior, or municipal court. Any legal, equitable, or special remedy may be invoked, including mandatory or prohibitory injunction or a civil fine. These enforcement actions (except those seeking a civil fine) may also be brought by any interested person or affected owner.

(c) Ordinances adopted under this chapter may provide for penalties for violations, subject to IC 36-1-3-8.

(d) No costs may be taxed against the commission or any of its members in any action.

(e) In actions brought under subsection (b), there may not be changes of venue from the county.

Section 13. (a) Any building, structure, or land use in existence at the time of the adoption of the historic preservation plan that is not in conformity to or within the zoning classification or restrictions or requirements or architectural standards of this plan, shall be considered to be a nonconforming use and may continue, but only so long as the owner or owners continuously maintain this use.

(b) In addition to the requirements pertaining to certificates of appropriateness, the ownership of a nonconforming use is subject to the additional restriction that a nonconforming use may not be reconstructed or structurally altered to an extent exceeding in aggregate cost fifty percent (50%) of the market value thereof unless the structure is changed to a conforming use.

Section 14. This chapter does not supersede IC 14-3-3.2 and is intended to supplement that chapter and IC 36-7-4.

ZONING CLASSIFICATIONS

In 1922 the City of Indianapolis adopted standardized zoning, which has been updated numerous times. The Lockefield Gardens Historic Area is primarily zoned residential with a commercial strip located north of Indiana Avenue and another strip of land east of Blake Street zoned for university related uses. The Lockefield Gardens Historic Area Plan recommends the development of planned residential development east of Blake Street and neighborhood oriented commercial services north of Indiana Avenue and in the vacant commercial area located in the northeast corner of Lockefield Gardens. It also recommends correcting any existing conflicts between projected land use and zoning.

The following is a summary of the zoning classifications found in the Lockefield Gardens Historic Area. The descriptions have been adapted from the Dwelling Districts Zoning Ordinance (as amended 75-A0-1), the Commercial Zoning Ordinance (as amended 80-A0-1), and the University Quarter Zoning Ordinance (as amended 73-A0-5) of Marion County, Indiana.

D-8 URBAN DWELLING DISTRICT

This district permits a full range of residential dwelling uses.

Some of the permitted uses include: one-family dwellings, two-family dwellings, attached multi-family dwellings, detached single-family cluster dwellings, or any other form of residential dwelling.

The general development standards are:

Minimum project frontage: at least 30 feet
Minimum lot or project area: no required project area
other than the land requirements of paragraphs 2,
3, and 5 of subsection B Section 2.09

Building height: Maximum height of primary building shall be thirty-five (35) feet. Maximum height of accessory building(s) shall be twenty-five (25) feet.

Minimum parking requirements will be one parking space per dwelling-unit.

UQ-1 UNIVERSITY QUARTER DISTRICT ONE

This district permits all university related uses provided; however, prior to the issuance of an Improvement Location Permit (ILP) for any use, structure, building or development within the district, the Metropolitan Development Commission's approval shall be required.

C-4 COMMUNITY-REGIONAL COMMERCIAL DISTRICT

This district permits a full range of retailing, personal services, shopping, and durable goods establishments except

uses generally having major outdoor operations.

Some of the permitted uses include: any office use or complex; public or semi-public uses; neighborhood shopping center or complex; community shopping center or complex; regional shopping center or complex; retail convenience goods and/or service establishments; indoor commercial amusement indoor automobile sales; and others.

The general development standards are:

Minimum street frontage: 25 feet.

Minimum frontyard setback: 70 feet from center line of right-of-way for a primary or secondary thoroughfare, or the established setback.

Minimum sideyard setback: 0 feet, except where a transitional yard is required.

Minimum rearward setback: 0 feet, except where a transitional yard is required.

Building height: Maximum height of building and structures shall be sixty-five (65) feet. Within two hundred (200) feet of any residential district, the maximum height shall be thirty-five (35) feet.

Off street parking should comply with the space requirements for the established use. Examples of such requirements are: business, professional or governmental offices which require one space for each one hundred eighty (180) feet of gross floor area; theaters which require one space for each three seats; and retail stores which require one space for each hundred and fifty (150) square feet gross floor area for heavy auto traffic generators or one space for each three hundred (300) square feet floor area for light auto traffic generators.

C-1 OFFICE BUFFER DISTRICT

This district provides a specific area where office functions, compatible office-type businesses, and certain public and semi-public uses may be developed as a buffer between residential districts and more intense commercial uses.

Some of the permitted uses include: any office use or complex; public and semi-public uses; educational institutions; nursing and convalescent homes, medical or dental clinics, and laboratories, mortuaries; and accessory uses and structures, subordinate, appropriate and incidental to the above permitted primary uses.

The general development standards are:

Minimum street frontage: 25 feet

Minimum frontyard setback: 85 feet from center line of right-of-way for an expressway, or

	70 feet from the center line of right-of-way for a primary or secondary thoroughfare, or 60 feet from the center line of right-of-way for a collector street, or 55 feet from the center line of right-of-way for a local street or cul-de-sac.
Minimum sideyard setback:	8 feet, except where a transitional yard is required.
Minimum rearyard setback:	10 feet, except where a transitional yard is required.

Offstreet parking should comply with the space requirements for the established use. Examples of such requirements are: business, professional or governmental offices which require one (1) space for each one hundred eighty (180) feet of gross floor area; libraries which require one (1) parking space for each two hundred (200) square feet of floor area open to the public use; and community centers which require one (1) parking space for each four hundred (400) square feet of gross floor area.

PROPERTY OWNERS LIST

949-51 Indiana Avenue (80-49-9)	Dycus, Chaquita 646 Berkley Road Indianapolis, Indiana 46208 (6/6/80)
953½ & 955½ Indiana Avenue (80-49-8)	Williams, Bernice *5060 East 21st Street 3A-Continal Apt. Indianapolis, Indiana 46218 (7/20/79) (*4/14/83A)
957 & 959 Indiana Avenue (80-49-7)	Crawford, Hudson & Susie Wilson *c/o Susie Wilson *4014 Graceland Avenue Indianapolis, Indiana 46208 (9/22/80) (*1/5/84A)
961-63 Indiana Avenue	Indianapolis, City of; DMD 148 East Market Street Indianapolis, Indiana 46204 (12/17/82)
965-67 Indiana Avenue	Garner, Ellana & Mattie Lee Hurd & Georgia Young & Ida Bell Wilson & Barnes Taylor & Johnnie Taylor & Alex Taylor & Richard Taylor c/o Eleana Garner R. R. 17 Box 600 Indianapolis, Indiana 46222 (4/9/65)
969-71 Indiana Avenue (80-49-4)	Williams, Anna Marie 971 Indiana Avenue Indianapolis, Indiana 46202 (5/7/69)
973-77 Indiana Avenue (80-49-2)	J & L Oil, Inc. *204 Route 45 Vernon Hills, Illinois 60061 (7/13/71) (*11/6/81A)
(80-49-3)	(7/13/71) (*11/6/81A)
985 Indiana Avenue (80-49-1)	ditto (7/13/71) (*11/6/81A)
900 Indiana Avenue (80-51-1) (Lockefield Gardens)	Indianapolis, City of; Housing Authority City-County Building (1/19/65)
901 Indiana Avenue (80-49-20)	Graham, Cyrus 1221 Orange Street Indianapolis, Indiana 46203 (3/23/72)

905 Indiana Avenue
(80-49-19)

Hilligass, David
*6832 East 47th Street
Indianapolis, Indiana 46226
(12/7/81) (8/5/83A)

913-15 Indiana Avenue
(80-49-17)

Murray, Willie & Eddie
c/o Paul Smith
1023 Apperson Way
Kokomo, Indiana 46901
(9/29/64)
(9/29/64)

(80-49-18)

917-19 Indiana Avenue
(80-49-16)

Indianapolis, City of; DMD
148 East Market Street
Indianapolis, Indiana 46204
(12/17/82)

921-23 Indiana Avenue
(80-49-15)

Jordan, Naomi & Holloway,
Martha & Jerry V.
921 Indiana Avenue
Indianapolis, Indiana 46202
(5/8/81)

925½ & 927½ Indiana Avenue
(80-49-14)

Grace, Marjorie G.
6208 Central Avenue
Indianapolis, Indiana 46220
(12/4/70)

933 Indiana Avenue
(80-49-13)

Rowlette, Gladys & Sarah Fisher,
Life Estate
933 Indiana Avenue
Indianapolis, Indiana 46202
(4/1/70)

935 Indiana Avenue
(80-49-12)

Moore, Vivian Terry & Curtis F. Terry,
Life Estate
935 Indiana Avenue
Indianapolis, Indiana 46202
(2/17/70)

941 Indiana Avenue
(80-49-11)

Moore, Vivian Terry
935 Indiana Avenue
Indianapolis, Indiana 46202
(2/17/70)

945-47 Indiana Avenue
(80-49-9)

Elston, John W. & Annie M.
*1210 North Pershing
Indianapolis, Indiana 46222
(1/16/76) (*11/5/81A)

634 Douglas
(80-54-40)

Indiana University Trs.
355 North Lansing
Indianapolis, Indiana 46202
(6/14/79)

638 Douglas (80-54-41)	Indiana University Trs. 355 North Lansing Indianapolis, Indiana 46202 (6/14/79)
645 Douglas (80-54-77)	Indiana University Trs. Admin Bldg Bloomington, Indiana 47401 (10/25/67)
821-23 Indiana Avenue (80-49-35)	Midtown Bldg Corporation 601 Indiana Avenue Indianapolis, Indiana 46202 (4/19/77)
(80-49-34)	(8/17/79)
831 Indiana Avenue (80-49-33)	ditto (4/19/77)
833 Indiana Avenue (80-49-32)	Jones, Forrest E. 1936 West 65th Place Indianapolis, Indiana 46208 (4/7/66)
836 Indiana Avenue (80-54-62)	Indianapolis, City of; DMD 148 East Market Street #800 Indianapolis, Indiana 46204 (4/30/75)
840-42 Indiana Avenue (80-54-61)	ditto (5/21/75)
841-43 Indiana Avenue (80-49-30)	Gleaners Food Bank of Indianapolis, Inc. 851 Indiana Avenue Indianapolis, Indiana 46202 (5/26/82)
844 Indiana Avenue (80-54-60)	Indianapolis, City of; DMD 148 East Market Street #800 Indianapolis, Indiana 46204 (6/3/75)
845-47 Indiana Avenue (80-49-29)	Gleaners Food Bank of Indianapolis, Inc. 625 Indiana Avenue Indianapolis, Indiana 46202 (8/22/80)
849 Indiana Avenue (80-49-28)	ditto (8/22/80)
853½ & 855½ Indiana Avenue (80-49-27)	ditto (5/26/82)

617-19 Blake (80-54-27)	Wells, Armost & Audrey 2525 Talbott Avenue Indianapolis, Indiana 46205 (9/28/55)
625 Blake (80-54-25)	Indiana University, Trs of 355 North Lansing Indianapolis, Indiana 46202 (4/27/79)
629 Blake (80-54-24)	ditto (10/14/83)
633 Blake (80-54-23)	Indiana University, Trs of Administrative Building Indiana University Bloomington, Indiana 47401 (8/2/66)
637 Blake (80-54-22)	ditto (8/29/67)
641 Blake (80-54-21)	ditto (12/14/67)
649-51 (& 815 Kinney) (80-54-19)	ditto (4/25/66)
655 Blake (80-54-19)	Bradley, Roger G. & Gladys B. 655 North Blake Street Indianapolis, Indiana 46202 (2/26/62)
657-59½ (80-54-17)	Indiana University Trs. 657-59 North Blake Street Indianapolis, Indiana 46202 (6/1/79)
717 Blake (80-54-12)	Indiana University Trs. I.U.P.U.I. Real Estate 1219 West Michigan Street Indianapolis, Indiana 46202 (10/29/82)
723 Blake (80-54-11)	Indiana University Trs. 355 North Lansing Indianapolis, Indiana 46202 (7/2/75)
729 Blake (80-54-9)	Indianapolis, City of; DMD 148 East Market Street #800 Indianapolis, Indiana 46204 (5/20/75)

801-03 Blake (80-54-8)	Indianapolis, City of; DMD 148 East Market Street #800 Indianapolis, Indiana 46204 (5/20/75)
809 Blake (80-54-6)	ditto (7/8/77)
819 Blake (80-54-5)	ditto (5/7/75)
821 Blake (80-54-4)	ditto (5/5/75)
823-25 Blake (80-54-3)	ditto (5/20/75)
916 Blake (80-49-53)	Arnold, Woodrow 901 Indiana Avenue Indianapolis, Indiana 46202 (10/2/73)
917 Blake (80-49-51)	Indianapolis, City of; DMD 148 East Market Street Indianapolis, Indiana 46204 (12/17/82)
918 Blake (& 843 West 9th Street) (80-49-52)	Chestnut, James H. & Lillian 3131 Boulevard Place Indianapolis, Indiana 46208 (8/19/58)
605 Douglas (80-54-92)	Indiana University Trs. Admin Bldg Bloomington, Indiana 47401 (2/19/68)
615 Douglas (80-54-92)	Byrd, Will 615 Douglas Indianapolis, Indiana 46202
618 Douglas (80-54-36)	Indiana University, Trustees of. 355 North Lansing Street Indianapolis, Indiana 46202
624 Douglas (80-54-37)	Watkins, Minnie *615 Douglas Indianapolis, Indiana 46202 (3/31/78) (*4/8/81A)
630 Douglas (80-54-39)	Indiana University Trs. Admin Bldg Bloomington, Indiana 47401 (4/7/67)

LOCKEFIELD GARDEN APARTMENTS

A MODERN LOW RENT HOUSING PROJECT DEVELOPED
IN A RESIDENTIAL AREA OCCUPIED BY NEGRO FAMILIES.

INDIANAPOLIS, INDIANA



Information about applications is given on page 4.

LOCKEFIELD GARDEN APARTMENTS

LOCKEFIELD GARDEN APARTMENTS is a project developed by the Housing Division of the Federal Emergency Administration of Public Works and the Advisory Committee on Housing of Indianapolis. It is located in a Negro residential area, on a 22-acre tract bounded by Indiana Avenue, Locke, North and Blake Streets.

BUILDINGS AND GROUNDS

The project consists of 24 fire resistant buildings providing 748 home units in two-story group houses and three-story apartment buildings. There are also 40 garages, 12 stores and several offices. Less than one-fourth of the area is used for buildings. The remainder of the property is devoted to play yards and lawns landscaped and planted with trees and shrubs.

HOME UNITS

Accommodations are available for both large and small families. There are three-room and four-room apartments, and four-room group houses. Play areas equipped with sand boxes, slides or swings are provided for each apartment house, and each group house has a separate back yard for children's play or a garden.

The dwellings have been planned carefully so that each room has an outside exposure with good light and a pleasant view. Many rooms have exposures on two sides and all dwellings are designed for cross ventilation.

The living and bedrooms have hardwood floors. Bathroom floors are of colored tile and those in the kitchens are linoleum covered. All dwellings are equipped with:

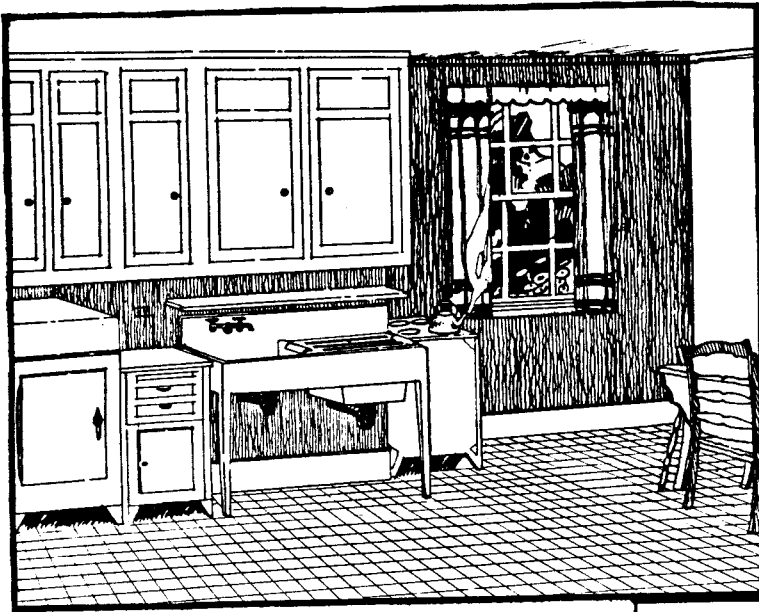
1. Modern plumbing for hot and cold running water.
2. Steam heating system.
3. Electric lights.
4. Electric refrigerators.
5. Electric ranges.

Central laundries equipped with tubs, hot plates and drying rooms are provided, and the following general services are also available:

1. Four club rooms.
2. Perambulator rooms.
3. Storage space and locker rooms.
4. Incinerators.

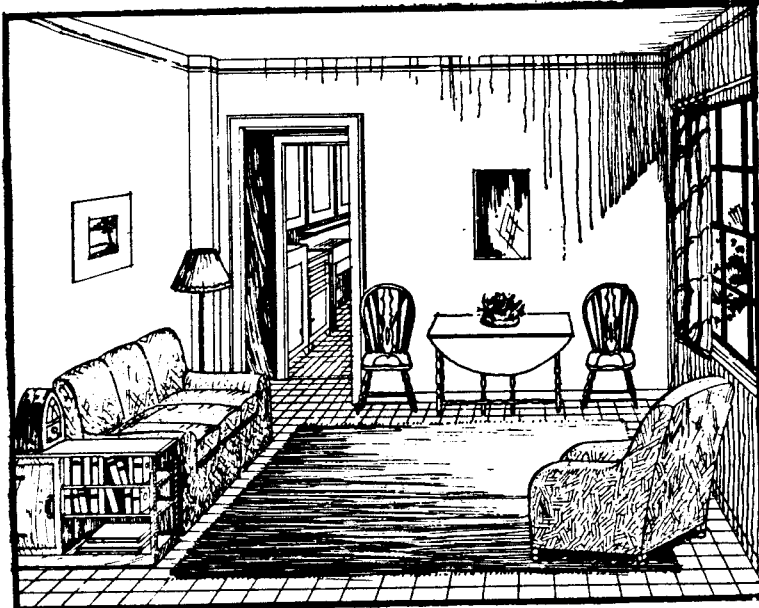
LOCATION

The project is approximately one mile from the business center of the city with good bus service on Indiana Avenue. Elementary School No. 24 is within the project site. Crispus Attucks Senior High School, one of the finest Negro High Schools in the state, and a junior high school are each less than a mile from the project. Recreational facilities are provided by each of these schools.



● TYPICAL KITCHEN DESIGNED FOR MAXIMUM EFFICIENCY WITH A MINIMUM OF LABOR.

● EVERY BED ROOM IS ASSURED AN ABUNDANCE OF LIGHT AND AIR.



● LIVING ROOMS ARE DESIGNED TO PROVIDE ADEQUATE WALL SPACE FOR ATTRACTIVE ARRANGEMENT OF FURNITURE.

Close by on the west are the City Hospital, the Riley Children's Hospital and the Indiana University Medical Center. A number of small business houses and stores are adjacent to the project.

RENTAL SCHEDULE

The following rents include heat and hot water, and the cost of electricity for lighting, cooking and refrigeration.

3 Room Apartments	- \$20.80 to \$23.80 per month
4 " "	- 25.30 " 28.30 " "
3 " Penthouse Apts.	- 25.45 " " "
4 " Group Houses	- 27.10 " 30.10 " "

To rent a home in Lockefield Garden Apartments your family income must be sufficient to pay the rent and yet provide for other living expenses. On the other hand, your income must not exceed five times the rent of the dwelling you propose to occupy. Further, you must be in need of housing.

If you need a home and if your total family earnings are from \$12.50 to \$35.00 per week, APPLY NOW for a dwelling in Lockefield Garden Apartments.

MANAGEMENT OFFICE 900 INDIANA AVENUE

HOURS:

9:15 a. m. to 5:15 p. m.
Saturday-8:15 a. m. to 12:15 p. m.

HOW TO REACH LOCKEFIELD GARDEN APARTMENTS

Starting at the intersection of Ohio and Indiana Avenues, go northwest on Indiana Avenue to Blake Street which is the north end of the project. Trolley bus lines operate along Indiana Avenue.

On January 21, 1938, the Administrator of the United States Housing Authority reduced the rents \$2.10 on each apartment.

March 1938

